Oak Creek Gazette

NEW LOCATION! Next annual meeting will be held on Thursday, March 31st, 2022 at the North Orange Park Community Room from 7:00 P.M., North Orange Park, 7560 Gooding Blvd. (North Orange Swimming Pool.)

2021 Trustees and Officers

Gloria Gaskey
Chairman & President
614-846-0717

Nelson Katz
Trustee
Vice President at Large

Rosalind Katz
Trustee
Vice President at Large

Brian Steyer
Vice President,
Operations
740-815-1031

Randy Green
Treasurer
740-548-0319

Oak Creek Association, Inc.
PO Box 626
Lewis Center, OH 43035-9626

Web: OakCreekAssociation.com

Facebook: Search for Oak Creek of Lewis Center

Respect Our Neighborhood and Help Keep It Beautiful
Please keep your yard trash free, and clean up after your pets.
Thank you!

ANNOUNCING . . .

Oak Creek Association Homeowners Meeting

Election of Trustees

The Association is required to have an annual meeting for the election of trustees. There must be 3 trustees. Although your current trustees are going to run for the 2022-2023 term, any interested homeowner is eligible to be a candidate. If you have a desire to help maintain our community and are able to make the time commitment, please consider contacting us about being on the ballot or volunteering to help with some administrative projects. The time commitment for a non-officer trustee is about 4 hours a month. A trustee who also assumes an officer position has a time commitment approaching 8 to 12 hours a month. To be included on the printed ballot, nominations must be received by March 28, 2022, at P. O. Box 626, Lewis Center, OH 43035 or by email. The term is for one year from April 1, 2022 to March 31, 2023. There is no monetary compensation for the position of Trustee. There is a modest compensation for association officers. As of the mailing of this newsletter, the candidates are as follows:

- **Gloria Gaskey**—Current President (12 years) and Trustee (16 years between 2003 and 2022); Vice President of Inter-State Heritage Agency, an insurance agency; Resident since 1997.
- **Nelson Katz**—Current Trustee and Vice President (9 years); Former Orange Township Trustee from 2008-2011; Software Engineer for 40+ years; Currently works for SourcePoint, a Delaware County non-profit that serves adults 55 and older; Resident since 2000.
- **Rosalind Katz**--Current Trustee and Vice President since August, 2018 (3-1/2 years). She retired from Lucent Technologies after a tenure of 30+ years, and she has and continues to serve our community as an Election Poll worker. Rosalind has been a resident since 2000.

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Annual Multi-Neighborhood Garage Sale

The dates for this year's Annual Multi-Neighborhood Garage Sale are Friday, June 3rd and Saturday, June 4th, 9:00 AM - 4:00 PM each day. Participation is free!

Great items to sell include Baby Clothes, Kids Toys, Furniture & Accessories, Scrapbooking stuff, Crafts & Art Supplies, Home Office & Computers, Lawn Care & Garden Tools, Outdoor Living - tables, chairs, umbrellas, plant pots, & more. Cameras, Phones, Electronics, DVDs, Books, Lamps, Pictures, Household Furniture, Bedding, Home Accessories, Tables, and more!

TREASURER'S REPORT

Invoices for the 2022 dues were mailed in January and were due by January 31, 2022. The annual dues remain $165. Our budget for 2022 is approximately $60,000 for maintenance of the common areas and other Association expenses. Thank you for paying your dues promptly.

As you know, by virtue of owning property in Oak Creek, you are automatically a member of the Oak Creek Association. Association dues, like real estate taxes, are assessed on and directly tied only to the property and subject to similar collection processes. In other words when you purchase a home, it comes with dues and taxes.

Payment of dues is not contingent on any other factor. If you have not already done so, please pay instantly by credit card or e-check by accessing our web site, then clicking on the Paypal logo on our homepage at www.oakcreekassociation.com OR make your check in the amount of $165.00, payable to Oak Creek Association, Inc. and mail to Oak Creek Association, Inc., PO Box 626, Lewis Center, OH 43035.

Let's Maintain Our Street Appeal and Keep Our Property Values High!

As your Oak Creek Association Trustees and Officers, we regularly respond to complaints about properties which are not in compliance with the Deed Restrictions. The most common are those where:

1. The yard is not maintained. The grass is not regularly fertilized, treated for weeds, or mowed every 7-10 days with clippings removed from driveways and sidewalks. The flower beds are overgrown with weeds, or shrubs and bushes excessively out of shape. . . . No Jungles, please Plantings are beautiful when they are maintained.

2. Trash cans and other unsightly objects are being left out on the property in public view. Trash cans can be put out the night before trash is scheduled to be picked up and removed the same day trash is picked up. Cans cannot be left in the driveway or next to your house unless hidden by shrubs or fencing.

3. Trailers, boats, jet skis, recreational and commercial vehicles are being parked in driveways or on the street longer than permitted.

The entire point of the Deed Restrictions is to maintain and increase our property values by keeping all of our homes looking nice, especially from the outside. That is what realtors call "street appeal." By doing so, when someone goes to sell their home, they can be assured of getting the best price possible. Please take time to visit our website and review all of the Deed Restrictions, especially before starting any projects, at oakcreekassociation.com (Click the Documents tab under Services).

Alternative Heating and Power

Our deed restrictions do not allow for solar, windmill or other power alternatives. The Association has begun research into adding the option of solar. A committee of residents will research and develop a process for the approval of the design, installation, and placement of solar panels. Any committee proposal will include a provision that requires residents to present plans or pictures of their desired system to the Trustees in order to gain the approval of the same. The committee's proposal would first be approved by the Trustees and then submitted to the residents for their approval, before implementation. The Oak Creek Association Deed Restrictions require a 60 percent affirmative homeowner vote. If the proposal needs approved by the township, they may require 67 percent. If you are interested in being a member of the committee please contact us through the website.

Dogs

We understand that our pets are family members. However, for the safety of young children (who may be scared by your pet), the elderly, who could also be knocked down, or other small pets, please keep your dog on a leash when you walk it in the neighborhood. And please, please, please, clean up after your dog!

Township Violations

Trash Collection: Please contact RUMPKE for the beginning or ending of services, or any trash issues include containers at 800-828-8171. We post the trash pickup holiday schedule on our website.

Multiple Families: We are single-family dwelling community. This does not mean that our children or parents don't live with us. But it does mean that several families cannot reside in a house that is not built to accommodate them. If you have a concern, contact the Zoning Department at Orange Township. (orangetwp.org)

Parking: If residents are parking in areas marked as "no parking this side of street" please contact the Sheriff. If residents are parking in their driveways so as to block the sidewalk or road, again contact the Sheriff.

Business out of the Home: If a resident is conducting a business out of their home and create problems to surrounding residents, although it is a deed violation, it is also a Township violation. Notify us, but also contact the Zoning Department at Orange Township. (orangetwp.org)

2022 Projects

There are no major projects for 2022. The perimeter trees and landscaping will be edged and mulched this spring and the perimeter fencing will be power washed. Otherwise plans include the regular maintenance of property; i.e., entranceway beds, mowing, ponds, fountains, and the removal and replacement of trees as needed.

IMPORTANT NOTICES

- Annual Homeowners' Meeting
  Thursday, March 31st. 7 p.m.
  North Orange Park Community Room
  North Orange Park, 7560 Gooding Blvd.

- Election of Trustees

- Plus much more in this issue!

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