

OAK CREEK GAZETTE

NEW LOCATION! Next annual meeting will be held on Thursday, March 28, 2024 at the North Orange Park Community Room from 7-8 P.M., North Orange Park, 7560 Gooding Blvd. (North Orange Swimming Pool.)

2023 Trustees and Officers

Gloria Gaskey
Chairman & President
614-570-0858

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
614-531-1050

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 2024-2025 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 25, 2024, at P. O. Box 626, Lewis Center, OH 43035 or by email. The term is for one year from April 1, 2024 to March 31, 2025. 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 (14 years) and Trustee (18 years between 2003 and 2024); Vice President of Inter-State Heritage Agency, a life, health and annuity insurance agency; Resident since 1997.
- **Nelson Katz**—Current Trustee and Vice President (11 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 (5-1/2 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 and has volunteered at SourcePoint for the last year. Rosalind has been a resident since 2000.

Annual Multi-Neighborhood Garage Sale



The dates for this year's Annual Multi-Neighborhood Garage Sale are Friday, May 31st and Saturday, June 1st, 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 2024 dues were mailed in January and were due by January 31, 2024. The annual dues remain \$165. Our budget for 2024 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 43035-9626.

DEED RESTRICTIONS OVERVIEW

If you do not have a copy of your deed restrictions, you can access them from our web site at www.oakcreekassociation.com. It is very important to review the deed restrictions before building, planting, fencing, etc. In addition to the deed restrictions, Orange Township has additional restrictions that should be checked for your own protection (call 740-548-5430 x 124). If you have any questions, the trustees will gladly address or assist with your concerns. We do require that any complaints regarding deed restrictions violations (1) provide the nature of the violation, (2) provide the property address, and (3) be put in writing and mailed or emailed to us. If you wish to receive a response from us, include your name, address, and phone number so we can contact you in a formal manner. Below are Do's and Don'ts:



QUICK GUIDE TO WHAT WE MUST DO AND WHAT WE CANNOT DO

- Cut your grass and clean up clippings afterwards.
- Treat your lawn for feeds (crabgrass, dandelions, clover, etc.).
- Maintain planting beds. No beds overgrown with weeds and no planting allowed to grow out of control.
- Cannot have campers, trailers, boats, RV, or commercial vehicles in the driveway or on the street more than 24 hours in a 30-day period.
- No undriveable vehicle can be in front of premises for more than 7 days.
- No outdoor clothes drying.

QUICK GUIDE TO WHAT WE MUST DO AND WHAT WE CANNOT DO

- No trash receptacle in view of public from street or abutting properties. Trash is not to be put out prior to the evening before - this would be Thursday (except holidays, then Friday), and after 6:00 p.m. For pick up next day. Trash is NOT to be put on the side walks. It is also recommended that if a storm or high winds are pending, do not put trash out until the storm passes, keeping your trash from blowing all over the neighborhood. Promptly remove empty trash receptacles from sight along with any remaining items.
- No street trees. Trees cannot be planted between the sidewalk and the street.
- No sheds or storage structures.
- Fencing must meet your specified deed restriction.



Alternative Heating and Power

The Oak Creek Association has adopted guidelines and procedures for Solar Panels. Please refer to the website for details and an application.

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, not the Association.

2024 Projects



This Spring the fencing on both sides of E. Powell Rd. will be power washed. Additionally, we will have the stonewalls restacked around the entranceway beds at Sedona and E. Powell Rds. Otherwise, plans include 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 28th. 7- 8 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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