



Oak Creek Gazette

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

March 2011

2010 Trustees and Officers

Gloria Gaskey
Chairman & President
(614) 846-0717

Bruce Kullberg
Trustee
Vice-Chairman,
Communications
(740) 548-3080

David Cherry
Trustee
Vice-President,
Administration
(614) 839-6562

Brian Steyer
Vice-President, Operations
(740) 548-5257

Randy Green
Treasurer
(740) 548-0319

Tiffany Parsons
Secretary

DON'T FORGET to pay your
Association dues. Payment must
be received before March 31st
to avoid late charges.

ANNOUNCING . . .

Oak Creek Association Homeowners Meeting

Our next annual meeting will be held on **Tuesday, March 29, 2011, at 7:00 p.m.** at the **Orange Township Hall, 1680 E. Orange Road** (west of S. Old State).

Purpose

- Election of Trustees
- Presentations and Open Discussions
- Ballot Results

Election of Trustees

The Association is required to have an annual meeting for the election of trustees. There must be 3 trustees. Any interested homeowner is eligible to be a candidate. The time commitment for 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 ballot, nominations must be received by March 20, 2010 at P.O. 626, Lewis Center OH 43035-9626. The term is for one year from 4/1/11 to 3/31/12. 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 (2 year) and Trustee (6 years). Resident since 1997. Vice President of Interstate Heritage Agency.

David Cherry--Trustee for 3 year. Resident since 2003. RN Case Manager.

Bruce Kullberg--Trustee for 6 years. Established and maintains Oak Creek's web site. Resident since 1998. Small business owner since 1991.

Inside This Issue...

- Delaware County Drainage Maintenance Program Petition
- Please respond if you haven't already. Details on Page 2
- Upcoming Neighborhood Garage Sale Scheduled for June - Page 2
- Deed Restriction Violation Issues

Treasurer's Update: Invoices for the 2011 dues were mailed in January. Our anticipated dues income is about \$57,000. To date we have received about 70% of this year's dues. Thank you for mailing your dues in 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 \$150.00, payable to Oak Creek Association, Inc. and mail to: Oak Creek Association, Inc., P. O. Box 626, Lewis Center, OH 43035-9626.

Neighborhood Garage Sale!

Start collecting all your stuff from your basement and garage! It time again for our Annual Neighborhood Garage Sale. It will be held this year on June 17th and 18th from 9am - 4pm each day. Cost is only \$3.00 per home.



The participation fee is used for advertising in signs, newspapers and other media. The garage sale is sponsored by Brian Clary, Keller Williams Capital Partners / Hart Team. Please send cash or checks payable to Oak Creek Association to: Oak Creek Association, PO Box 626, Lewis Center, OH 43035.

Catch Only & Release Signs for Ponds

Last year we posted Resident Only Catch and Release signs directed towards non-residents of Oak Creek. The fish are needed to help control or eliminate nuisance aquatic vegetation. Residents are welcome to catch and release fish. Non-residence are not allowed to fish, and there's no swimming or ice skating.

Delaware County Drainage Maintenance Program Petition

We have begun collecting signatures on Petitions for the Drainage Maintenance Program. Individual Petitions with an explanation was included with everyone's Annual Dues letter. We have received many responses, but still need many more. If you return the Petition with a signature at the top, it will be forwarded to the County. If you only complete the contact information at the Bottom, it will not. The contact information is for Association business and for Emergency Notification purposes only. If you DO NOT want to sign the petition, PLEASE return the contact information.

This is a program that will affect all homeowners in our neighborhood. It is basically an "insurance policy" to protect us individually and collectively from potentially hundreds of thousands of dollars if repairs become necessary to our existing drainage system. For more information, read the back of the Petition enclosed or visit <http://www.delawareswcd.org>

Deed Restriction Violations Continue to be an Issue in our Neighborhood

As reported in our last newsletter, we had seen an increase in Deed Restriction violations. Your association has filed several law suits against violators who ignored our requests, and as a result of our filings, we've been able to resolve some of the problems. Since most of us take pride in our homes, neighborhood, and community, we want to keep our homes and yards appealing to our neighbors, and not an eyesore and distraction. As outlined on this page and page 3, violations are being addressed, and if not resolved in a timely manner, action is taken! If you have any questions or concerns, please be sure to attend our annual meetings, or see additional information on our web site.

Township Violations:

- **Trash Collection:** Please let your new neighbors know that Orange Township requires we use Rumpke to collect refuse. Every resident must contact Rumpke like they do AEP, etc., to contract with them. There is a fee for trash-pick up. The township will allow a resident to opt out only if they can prove they have a legal way of disposing of trash. Example, a resident owns a business and pays for a dumpster and collection, and takes their trash to work. They have to supply receipts and contracts, etc. If a resident puts his trash in another's yard for pickup or puts trash in someone else's receptacle, CALL RUMPKE at 1-800-828-8171 and ask for JACK. Rumpke has to initiate the complaint to Orange Township for the Township to take action.
- **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, write to Dick Gladman, Zoning Department, Orange Township, 1680 E. Orange Road, Lewis Center, OH 43035.*
- **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. Again, contact the Sheriff.
- **Business out of the Home:** If a resident is conducting a business out of their home and is creating problems to surrounding residents, although it is a deed violation, it is also a Township violation. Notify us, but also write Dick Gladman, Zoning Department, Orange Township, 1680 E. Orange Road, Lewis Center, OH 43035. *

*The Township has an attorney, Mike McCarthy. Using the Township's attorney limits our legal expenses and the Township has a "Bigger Hammer." However, we are not afraid to take legal action against a resident on behalf of the Association. On all issues, we want to be prudent with spending our funds. We try to write letters, call, and visit first. We will work with a resident so long as they work with us.

Deed Restrictions: If you do not have a copy of your deed restrictions, you can access them off our web site. 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 x124). If you have any questions, the trustees will gladly address or assist with your concerns. ***We do require that any complaints regarding deed restriction violations (1) provide the nature of the violation (2) provide the property address (3) be put in writing and mailed or e-mailed to us at the above addresses. Also, please include your name, address, and phone so we can contact you in a formal manner.*** Below are some Do's and Don'ts:

WHAT WE MUST DO AND WHAT WE CANNOT DO:

- MUST CUT YOUR GRASS AND CLEAN UP CLIPPINGS AFTERWARDS.
- MUST TREAT YOUR LAWN FOR WEEDS (CRABGRASS, DANDELIONS, CLOVER, ETC.)
- MUST MAINTAIN PLANTING BEDS. NO BEDS OVERGROWN WITH WEEDS AND NO PLANTINGS ALLOWED TO GROW OUT OF CONTROL.
- CANNOT HAVE CAMPER, TRAILERS, BOATS, RV, OR COMMERCIAL VEHICLE IN THE DRIVEWAY OR ON THE STREET MORE THAN 24 HOURS IN A MONTH.
- NO UNDRIVABLE VEHICLE CAN BE IN FRONT OF PREMISES FOR MORE THAN 7 DAYS.
- NO OUTDOOR CLOTHES DRYING.
- NO TRASH RECEPTACLE IN VIEW OF PUBLIC FROM STREET OR ABUTTING PROPERTIES. (Trash is not to be put out prior to Thursday evenings after 6:00 p.m. for pick up on Fridays. 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 SPECIFIC DEED RESTRICTION.
- NO TRADE, BUSINESS OR COMMERCIAL ACTIVITY SHALL BE CONDUCTED ON ANY LOT, NOR SHALL ANYTHING BE DONE WHICH MAY BECOME AN ANNOYANCE OR NUISANCE TO ANY OF THE OWNERS OF ANY LOT IN THE SUBDIVISION.
- NO PAINTING, REPAIRS, ETC., ARE ALLOWED WHICH MAY BE VIEWED AS AN EYESORE TO ANY OF THE OWNERS OF ANY LOT IN THE SUBDIVISION. (THIS IS THE REASON THE BUILDERS HAD RESTRICTIONS ON ALL BUYERS AS TO THE COLORS THEY WERE ALLOWED TO CHOOSE FOR SIDING, SHUTTERS, DOORS AND ROOFS.)

We supply all new residents with a Welcome Letter to familiarize them with the deed restrictions.



Spring is around the corner, and it's now time to start planning for outdoor clean-up. If you haven't done so already, please remove all holiday decorations. There are still homes in our neighborhood with Christmas lights still hanging! Let's be considerate of others and take pride in our homes. Also, now is the time to plan for weed control and cleaning up flower beds. And please remember that trash containers cannot be stored where visible. This includes the front, back or sides of your home. Commercial vehicles cannot be parked in driveways or on the street. Violators will be notified and expected to resolve any issues promptly. Thank you!

Pets: We need to address the persistence of residents walking their dogs and allowing them to defecate in the area around the Pond on Cottonwood or in neighbor's yards. If you see a neighbor not cleaning up after their dog, please ask them to do so. Otherwise, we are faced with using Association Dues to hire a "Pet Butler" to clean up the dog stools. Any association resident can have a dog owner cited for trespassing if the dog does its business on that resident's property. Residents who clean-up after their pet are appreciated. Also be reminded that dogs must be on a leash.

Our Community Web site Keeping in touch with your **Oak Creek Homeowners' Association** just got a whole lot easier. Now you can access news and information, read previous newsletters and minutes from access deed restrictions and by-law documents, survey results, contact your trustees, plus much more! the Internet links found in this newsletter are available on our web site. All this and more is now available 24 hours a day, 7 days a week at www.oakcreekassociation.com.





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P. O. Box 626
Lewis Center, OH 43035-9626

IMPORTANT NOTICES

- Annual Homeowners' Meeting

Tuesday, March 29, 2011 @ 7:00 p.m.

Orange Township Hall

1680 E. Orange Road, Lewis Center, OH 43035

- Election of Trustees