



# The Villages of Oak Creek Homeowners' Association

Community Newsletter|Winter/Spring 2018



## Winter/Spring Notes

As winter transitions into spring, here are a few reminders about outdoor remodeling projects, landscaping, and other items:

### Landscaping

All shrubs, trees, grass and plantings of every kind shall be kept well maintained, properly cultivated and free of trash and other unsightly material. Each Lot Owner shall remove dead and diseased trees and limbs from that owner's Lot.

### Fencing

All fencing & walls shall conform to the uniform quality and design of the HOA community and **must be approved by the HOA prior to installation**. No chain link or similar metal fencing shall be permitted.

### Driveways

Owners are responsible for maintaining their driveways on a routine basis whether asphalt or concrete.

## Winter Holiday Lights

**A reminder to all:** Any holiday decorations including lights are permitted to be displayed one month prior to the holiday and up to one month after the holiday. For example: Winter holiday decorations may be displayed from November 25 to January 25; Halloween decorations may be displayed from September 30 to November 30, etc. Please observe this request.

## Sidewalks



- Are the sidewalks in front of your house or nearby level? Unleveled sidewalks no matter where they are located are an eyesore to the overall community and a danger and liability to you as a homeowner and to the Homeowners' Association. Please check your sidewalks and if needed have them leveled or replaced.

## Architectural Review Board (ARB)

If you are considering any outdoor remodeling projects, a fillable form is available on line for residents requesting the ARB to review proposed construction of building additions, driveway



expansions, decks, patios, fences, etc. per deed restrictions. The required form is located at one of two places:

[www.villagesofoakcreek.com](http://www.villagesofoakcreek.com)

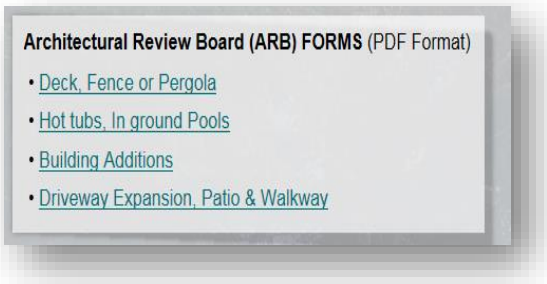
or

[www.cpscolumbus.com](http://www.cpscolumbus.com)

For the Villages of Oak Creek website, once in, click on Documents at the top of the page, (ARB continued next page)

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(ARB continued from front page)  
then on the left-hand side of the page, click on Architectural Review Board. It will then show you the following:



Click on the form needed and it will appear. For the CPS website, once in, on the top right-hand side, hover over "For Owners". From the drop-down select "Owner Portal", then type in your account number and password. Once "in" you may view any of the following documents on the right-hand side:

- Architectural Request for Building Additions
- Architectural Request for Deck, Fence or Pergola
- Architectural Request for Driveway Expansion, Patio or Walkway
- Architectural Request for Hot Tubs, In-ground Pool or Other

There is no application fee charged to the homeowner, if the application and construction plans are submitted at least 20 days prior to commencement of construction. The application must be considered complete by the ARB including the owner's property location, contact information, contractor information and lot survey plan and construction drawings.

If a homeowner does construction without ARB's review and approval, there will be an

automatic initial \$75.00 penalty. Thereafter, if the homeowner does not submit acceptable plans within 30 days of notice, the ARB has the right to implement an additional penalty of \$25.00 per month for the following structures:

- Building Addition
- In ground Pool
- Sunroom
- Fence
- Deck
- Fire Pit
- Gazebo
- Pergola
- Patio
- Driveway Widening
- Hot Tub
- Other

Unapproved structures are required to be removed immediately, if the application is denied, not within deed restrictions or Orange Township zoning requirements or County Building requirements.

## Your 2018 Board of Trustees

Michelle Sherer – President  
Shilpa Saxena – Secretary  
Brian Smith – Treasurer  
Matt Sickles – Volunteer

**Reminder:** The 2018 dues were increased to \$148.50/year for all homeowners in the Villages of Oak Creek. If you have any questions, check your owner portal at [cpscolumbus.com](http://cpscolumbus.com) or contact CPS at (614) 481-4411.

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## Contact Information Requested

By Board of Directors

For emergency and safety purposes:  
ALL unit owners and/or tenants are  
to provide the following:

- Current telephone number
- Email address

Please email your information to Capital  
Property Solutions (CPS) at  
[admin@cpscolumbus.com](mailto:admin@cpscolumbus.com) so they may  
update the Association records.

## South Old State Road Construction Update

Road work on South Old State Road began on March 27, 2017 starting with storm sewer installation and utility construction, as part of a project that will widen Old State Road from Polaris Parkway to Orange Road to 2 lanes in each direction plus add dual left turn lanes at Polaris and sidewalks and paths along the road.

Two-way traffic will be maintained along Old State Road although short term delays will occur as construction vehicles will be operating in and near the travel lanes. Motorists should consider alternate routes including US 23 or Worthington Road via Polaris Parkway.

**Estimated Construction Finish Per the  
county website: June 2018**

Once the construction is completed, the association will start landscape and

hardscape work at the entrances along South Old State Road.

## Speed Limit Signs

The Board is partnering with Orange Township to install two flashing speed limit signs to help prevent speeding throughout the neighborhood.

## Villages of Oak Creek Homeowners' Association

Association Management:  
Capital Property Solutions  
P. O. Box 630, Worthington, OH 43085  
Phone: (614) 481-4411  
Accounting e-mail:  
[accounting@cpscolumbus.com](mailto:accounting@cpscolumbus.com)  
Work Order e-mail:  
[workorder@cpscolumbus.com](mailto:workorder@cpscolumbus.com)  
Other: [admin@cpscolumbus.com](mailto:admin@cpscolumbus.com)  
Website: [www.cpscolumbus.com](http://www.cpscolumbus.com)

## SAVE THE DATE:

The Villages of  
Oak Creek Annual  
Community-Wide  
Yard Sale will be:  
Friday, June 1 and

Saturday, June 2, 2018, from 9:00 am to  
4:00 pm each day.

Please save the date and keep it in mind as you do spring and summer cleaning and sort thru things you may no longer need or want.

