



The Villages of Oak Creek Homeowners' Association (VOCHOA)

Summer 2013 Newsletter

**P.O. Box 171
Lewis Center, Ohio 43035**

Come and join the team!

We would like to reactivate a few committees in our association. Committee volunteers are only needed a few hours per month. Committees of interest include financial, web site/newsletter and property maintenance. Bring your ideas to the table.

Going Green

Please send us your current email address to VOCHOA.Treasurer@gmail.com. This would help reduce printing and mailing costs for newsletters, announcements and annual invoices.



VOCHOA Board of Trustees

Currently, 4 Trustees oversee the business of the neighborhood for The Villages of Oak Creek Homeowners Association (VOCHOA). VOCHOA Trustees are volunteers who receive no compensation. There are usually 5 Trustees, with staggered 2-year terms.

Position	Person	Phone Number	E-Mail
President, Trustee	Joe Stock	(740) 548-8252	JS.VOCHOA@gmail.com
Vice President, Trustee	Gwennan Adams	(740) 548-7952	Gwennan.adams@stateauto.com
Secretary, Trustee	Vacant		
Trustee	Rick Mason	(740) 953-5006	rickvmason@gmail.com
Trustee	Ryan Frazee	(614) 270-0333	rkf.VOCHOA@gmail.com
Treasurer	Vacant		VOCHOA.Treasurer@gmail.com

Many of our children are waiting for school buses and/or walking in the neighborhood. Please be extra cautious while driving in our community. Please remember, the speed limit is 25 MPH throughout the Villages of Oak Creek.



Neighborhood Garage Sale

Our Trustee Gwennan Adams coordinated our recent May 17 & 18 Garage Sale. We appreciate her hard work.

The next garage sale will be this Fall. Check our web site for details of any upcoming events.

Did you Know?

- The first VOCHOA newsletter was published in Spring 2001.
- Our membership includes 576 homeowners.
- At the Township Hall, residents can pick up new Rumpke recycle containers and lids. Toss out that old duct taped broken recycle container and get a replacement at the Hall. The lids keep the recycled papers from blowing on those winding days.
- The Orange Township Parks Department worked with VOCHOA to develop the new bike/walking trail between Oak Creek Elementary School to East Orange Road (near the water tank) that was completed in 2011.
- The Orange Township Parks Department worked with VOCHOA to develop the new bike/walking trail between the fishing pond (we donated to the Township in 2006) at East Orange Road Oak and along South Old State Street to Gladshire Boulevard in 2009.
- The Township Hall Park located at 1680 East Orange Road was completed between 2002 to 2005 that includes bike/walking trail, basketball court, nature area, picnic area, gazebo and a fishing pond.



Activities by the Board this Year

- ✓ We obtained a set of plats from the Delaware County Engineers Office for each phase of construction in our community. These drawings depict the lot limits, parcel number, easements limits, easement distances and roadways. The information will be posted on our web site in the near future. If you need a copy sooner, send an email request to JS.VOCHOA@gmail.com.
- ✓ We obtained a set of as-built construction drawings from the Delaware County Engineers Office for each phase of construction in our community. These drawings depict the grading, storm and sewer lines, lot limits, road culverts, ponds, ditches and roadways.
- ✓ Contracted lawn and landscaping services, tree removal services, pond treatment services, electrical services, plumbing and waterfall maintenance services and treasurer services. We also have scheduled an audit this year with an outside certified public account.
- ✓ We worked with Olentangy School officials to improve the drainage near the sidewalk connecting Royal Oak Drive to Oak Creek Elementary School. We like to give a special thanks to Julie Lather-School Principal and Scott Shively-School Maintenance Supervisor for their hard work. They paid 100 percent for the drainage improvements.
- ✓ We are in the process of bidding out some additional maintenance in our common areas for dead tree and brush removal. The work would be done in phases. Fallen trees in the wooded preserves will be left in place.

We are only removing dead trees that could potentially fall and damage a home. Other trees and brush adjacent to culvert inlets and outlets for our ponds and streets will be evaluated for removal, due to potential damage or interference with culvert flows. The trees and brush currently on the earthen dams that impound the water at our 3 ponds will also gradually be removed. Tree roots cause damage to the soil inside these dams. Brush and brush piles make it impossible to inspect for rodent borrows.

- ✓ One of our ponds has a deteriorated metal pipe outlet that was found from a recent inspection. This condition poses a potential threat to internal erosion to the earthen dam. We will be working to obtain bids from contractors to install a new spillway outlet pipe.
- ✓ For safety on our roads, we have submitted a request to Orange Township Trustees to allow us to install signage at the entrances within the right-a-way. Also, we have requested the Township to evaluate the intersection of Royal Oak Drive and Gladshire Boulevard since some vehicles are not stopping at the signs.

- ✓ We have ordered some signage to be installed at our ponds. The first sign is Catch & Release. The second sign is No Dumping to deter residence from composting in the at the dams.
- ✓ We began to send our notices to residence to remind to not dispose of yard waste in our common areas. A considerable amount of dead brush and fresh grass clippings were found at one of our ponds. This is very costs for us to pay a contractor to remove! Violators will be responsible for cleanup if caught.
- ✓ We are updating our web site with a fresh new look. We contracted Unicom of Lewis Center, a professional web designer, for this task.
- ✓ We hired a contractor to startup the irrigation systems at our entrances.



Community Safety

A few safety tips.

- Watch your speed! The posted speed limit is 25 MPH for safety of our residents. Report speeders to the Delaware County Sheriff office (740.833.2810).
- Get to know your neighbors. If going out of town, ask a neighbor to pick up your newspapers and empty return trash bins to your house.
- Keep your garage doors closed to deter crime.
- Lock your vehicle doors. A thief could use a garage door opener in an unlocked car to enter your home.
- The ponds are for fishing recreation. Please, no swimming or boating in these ponds.

Dispatch Delivery

If you prefer Columbus Dispatch (877.734.7728) drop the newspaper at your front door, instead of at the sidewalk, give them a call and make the request. If you are going on vacation, let them know to temporarily stop delivery service.

Local Road Improvements

The County recently installed stop lights at our Gladshire Blvd entrance at South Old State Street.

The County plans to widen South Old State Road with an additional lane in each direction from Wynstone Drive (0.1 miles south of Polaris Parkway) to Abbey Know Drive (0.1 miles north of Orange Road) and additional turn lanes at Polaris Parkway and Orange Road. Construction is anticipated 2016 to 2018. \$17.2 million total project cost. \$12.7 million dollars will be provided through the Mid-Ohio Regional Planning Commission's allocation of federal Surface Transportation Program (STP) funding. Refer their web site for updates. <http://www.co.delaware.oh.us/engineer/>

Fence Maintenance

It might be time to upkeep your fence again. Homeowners are responsible to maintain their fence. Power washing periodically removes the dirt and mold build up. Replace broken boards. Repaint or stain if required by your deed restrictions.

Trailers, Campers and Boats

Residents cannot park their trailers, campers and boats on the street, driveway or yard for more than one week. Please park them inside your garage or proper off-site storage.



Properly Restrain Your Dog

Pet owners should use a leash to walk their dogs throughout our neighborhood. Do not allow your pets to run off unleashed in our neighbor's yard. Also, please pick up their waste. Report any problems directly to Delaware County Dog Warden.

Trash Pickup

Rumpke picks up our trash each Friday throughout our community. Please do not put trash or yard waste near the curb until after 5:00 PM, Thursday to avoid unsightly view of our neighborhood. Also, return trash cans to either in your garage or behind screens/shrubs on side of home. Lids and additional red recycle bins are available for free at Orange Township Hall weekdays, during normal business hours.

VOCHOA Homeowner Dues (2013)

VOCHOA Homeowner Dues for 2013 are \$125.00. Invoices are sent our February 1st annually. Each home within The Villages of Oak Creek is obligated under the deed restrictions that are signed by them at closing of their home to pay homeowners association dues.

VOCHOA Trustees Duties:

1. Conducting the Financial Business of VOCHOA

We currently have an annual budget of approximately \$75,000 consisting of expenses for:

- Property Maintenance for 38+ Acres
 - Lawn Care for 20+ Acres
 - Entrance Maintenance (Signs, Sprinkler Systems, Water Fall)
 - Fence Maintenance
 - Pond Maintenance (3-Ponds)
 - Tree Removal (Dead & Fallen Trees on VOCHOA Common Area Property)
 - Landscaping
 - Utility Payments (Entrance Electricity and Water)
- Homeowners Association Insurance
 - Community Property Coverage (Entrance Signs, Sprinkler Systems, Water Fall)
 - Natural Property (Live Trees, Plants, Shrubs and Lawns)
 - Money & Securities in the custody of the Trustees
 - General Liability
 - Directors and Officers Liability Coverage
- Property Taxes (13-Parcels or 38+ Acres)
- Communications
 - Web Site (www.villagesofoakcreek.com)
 - VOCHOA Newsletter's
 - Yard Sale Advertising
 - Postage
 - Printing & Copying

- Administrative Expenses (Office Supplies and Bank Fees)
- Professional Fees (Legal and Accounting)

2. Architectural Review Board (ARB) / Deed Restriction Violations

- Fences, Decks, Patio's, Sunrooms, Pools:
Odd as it may seem, each section in our community has different fence restrictions. The deed restrictions were written by the home builders.
- Storage Buildings or Sheds
Storage Buildings and/or Sheds are an absolute cannot have. VOCHOA's attorney has stated we would need approval from all 576-homeowners to change the restriction. (100% of 576-VOCHOA Homeowners)
- What to Do To Ensure You Are Complying with Deed Restrictions
Step One: Request an approval... We are averaging a 10-day turn around on approvals. "In most cases". We want to say YES to your project. Improvement increase property values and is good for the community. Please do not try and circumvent the process, if you build something and it violates the restrictions it is you not the Trustee's that are at fault when you are requested to remove the violation. Remember, what may be okay with the township and county, may NOT meet VOCHOA's restrictions.

If a fence, pool, or building add on to your property is in your future, go to www.villagesofoakcreek.com. Click on ARB Instructions. You will need to know what section you live in. We have added parcel maps of each phase for downloading and your reference. Please carefully read the easement notes shown typically on the first page of the plat.

- All Permanent Structures
There seems to be some confusion regarding construction projects. All permanent structures must be approved by VOCHOA's Architecture Review Board. DECKS, PATIOS, SUNROOMS, POOLS, FENCES, GARAGE EXTENTIONS.
- Any question regarding ARB can be answered by VOCHOA Trustees.
- When submitting your request for ARB approval please send your request with all pertinent information including: name, address, phone number, phase number, detailed plot plan with boundaries, measurements of property, the description of the improvement item, and measurements of the improvement item (deck, fence, pool,) prior to proceeding with any excavation work or material purchase.
- The property owner is also responsible to check with any **permit building requirements** for construction with both Orange Township and Delaware County. Any construction within their Right-of-Way (R.O.W.) is not permitted without approval from one or both agencies. That includes driveway replacement or improvements. Without their permit approval prior to construction, you are proceeding at your own risk with a potential chance for work stoppage and delays.

3. VOCHOA Property Maintenance

VOCHOA owns and maintains 13-Parcels of land or 38+ acres. Consisting of:

- Open Space Reserves The premises are to be kept in the natural state and no commercial or residential structures shall be erected or maintained hereon. Such Reserves shall be open areas containing only landscaping features, and other improvements supplied by the Homeowner Association and necessary utilities.
- Common Areas: All areas designated "Common Areas" on the plat including but not limited to:
 - Entranceways
 - Ground Lights
 - 3-Ponds
 - Planting beds
 - Wooded areas
 - Grassy areas not specifically within a resident's property plot lines that have been deeded to VOCHOA.

Deed Restriction Violations:

- Trash cans - must be stored in the garage or out of site from the view of abutting homes.

- Lawn debris lawn can not sit out by the driveway, or on the side of the house. The whole idea of same day pick up was to eliminate trash in the front of home all week long. So, please set the lawn trash and garbage cans out no earlier than 5 pm on Thursday.
- The storage of boats, large or small trailers, campers, or disabled vehicles can not be stored on the property other than in the homeowner's garage.
- Sports equipment - basketball hoops (portable), hockey nets, and skate board ramps etc. These items when not in use must be stored in the garage not lie on their sides in the front or on the side of the home.
- Construction material or containers (sand, buckets, and stone or brick pavers) should not be in the driveway for an extended period. If it's been there for more than two weeks, then it's been there too long.
- Gardens in the front of homes
- Gardens on the sides of homes
- Parking in the street: The deed restriction states – no over night parking in the street. We understand some folks have three cars and there is a need to park there. But, a vehicle can not be stored there.
- Private property on VOCHOA Common Grounds: common grounds are not meant to be an extension of homeowner's yards. Common Grounds can be use only for temporary purposes. Violations include gardens, swing sets and fire pits.
- Wood fences and decks: These are part of property upkeep and must be stain/or painted.

Web Links

VOCHOA	www.villagesofoakcreek.com/
Orange Township	https://oh-orangetownship.civicplus.com/
Delaware County Auditor	http://oh-delaware-auditor.governmax.org/
Orange Township Business Association	www.otba.net/

Annual Meeting

Our **annual meeting** for the Association is scheduled for Monday, **October 14, 2013**, at 7:00 PM. The location is Orange Township Hall, 1680 Orange Road, Lewis Center, Ohio
Refer to our web site for any changes.

Next Trustee Meeting

Our next Trustee meeting is scheduled for Monday, August 20, 2013, at 7:00 PM. The location is Orange Township Hall, 1680 Orange Road, Lewis Center, Ohio