



The Villages of Oak Creek Homeowners' Association

Winter 2015 Newsletter

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

Come and join the team!

Committee volunteers are only needed a few hours per month. Committees of interest include block watch, financial, web site/newsletter and property maintenance. Bring your ideas to the table.

Going Green

If you have not done so already, 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). 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	open		
Secretary, Trustee	Rick Mason	740.953.5258	Rickvmason@gmail.com
Treasurer, Trustee	Tom Grey	740.549.4739	Greytl@msn.com
Trustee	Tim Stadt	269.760.2797	Stadt.tim@gmail.com
VOCHOA General Contact		740.936.7711	VOCHOA.Treasurer@gmail.com

VOCHOA Homeowner Dues (2015)

VOCHOA Homeowner Dues for 2015 will remain at \$135.00. Invoices are sent out around 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.

Block Watch & Survey

Adrienne Selsor worked with the Trustees to establish a Block Watch for VOCHOA. We appreciate all of the interest. One of the keys to helping keep each other safe is getting to know each other better. Please take the attached survey and return it to her by March 1st. Also new this year we will have a Volunteer of the Year Award specific to VOCHOA. If you would like to nominate someone please email a one page nomination form to Adrienne at villagesofoakcreek@gmail.com. Please include contact information for both the nominator and nominee and include key contributions to VOCHOA including the number of years and/or hours for which the person has volunteered. The award will be given at the annual meeting.

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 views of our neighborhood. Starting January 2015, Rumpke is now collecting yard waste and trash in their same truck. Lids and additional red recycle bins are available for free at Orange Township Hall weekdays, during normal business hours.

ARB Reviews

The Architectural Review Board (ARB) reviewed 8 applications in 2014.

Annual Meeting Notice

The next annual meeting will be held on March 18, 2015, starting at 7:00 pm at the Orange Township Hall. Refer to our web site for additional news and announcements.

ARB Applications

For outdoor remodeling projects, a fillable form http://villagesofoakcreek.com/ARB%20Form_8-12-13_fillable%20form.pdf is available on line now for residents requesting the Architectural Review Board (ARB) to review proposed construction of building additions, driveway expansions, decks, patios, fences, etc per deed restrictions. 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 applicable).

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:

Structure Type	Structure Type	Structure Type
Building addition	Deck	Patio
In ground pool	Fire pit	Driveway widening
Sunroom	Gazebo	Hot tub
Fence	Pergola	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.

Violation to Deed Restrictions

If you notice a potential deed restriction violation, there is an online form <http://villagesofoakcreek.com/contactus.html> to complete and submit to the Trustees. Last year, the Trustees setup a uniform resolution for each violation. There is a **\$25.00 per week charge for each violation**, if not corrected by the homeowner. The Trustees will either place a door hanger violation notice or send a letter to the homeowner with the violation.

Web Links

VOCHOA

Orange Township

www.villagesofoakcreek.com/

<https://oh-orangetownship.civicplus.com/>

VOCHOA's Financial Summary (ending 12/31/14)

2014 expenses Description

\$31,734.00	Mowing, landscape maintenance
\$12,341.25	Ash tree removal, brush clearing
\$33,415.89	Dam repair
\$6,859.92	Legal fees
\$5,261.82	Real Estate Tax
\$3,483.00	Insurance
\$2,595.00	Pond maintenance
\$2,467.78	Entrance maintenance (+ paint for stop signs)
\$2,079.13	Office supplies, postage (includes new computer & software)
\$3,027.36	Utilities - electric & water
\$823.58	Web
\$180.00	Accounting services
\$42.80	Bank/PO Box fees
\$0.00	Federal taxes
\$104,311.53	

2014 bank reconciliation summary

Beginning bal	\$59,544.86
Interest	\$187.81
Deposits	\$76,550.17
Expenses	(\$104,311.53)
Ending balance	\$31,971.31