

Oak Creek East HOA

SPRING 2026 COMMUNITY UPDATES & NEIGHBORLY REMINDERS



OCE HOA Annual Meeting

Date: **Tuesday, April 7th**
 Time: **6:30 pm – 7:45 pm**
 Location: **Orange Friends Church**
 3467 E Orange Road, Lewis Center

ATTEND THE ANNUAL MEETING — *Even If You're Happy*

Attending the annual HOA meeting is one of the most important ways homeowners can stay engaged with the community.

The primary purpose of the meeting is the **election of board members**, and participation from a broad range of homeowners helps ensure balanced representation. When only dissatisfied owners attend, leadership decisions may reflect a narrow set of viewpoints.

Whether you are happy or unhappy, your vote matters. Important community updates and information are shared during these meetings, making attendance worthwhile for everyone.

Source: Kaman & Cusimano LLC

NEW PAYMENT OPTIONS AVAILABLE

Many residents have requested more flexibility when paying association dues, and we are happy to share an update.

- A **digital payment option** is being implemented through the HOA website <https://oakcreekeast.com/>
- **Checks remain the preferred method of payment**
- Credit and debit card payments will include a **convenience fee** to help cover processing costs

This option is intended to provide convenience while keeping administrative costs manageable for the Association.

CLEAN, NEAT & ORDERLY — SPRING IS HERE

Spring is a great time to freshen up our homes and properties and prepare for the warmer months ahead.

Homeowners are encouraged to take a look around your property and address items such as:

- Power washing siding
- Removing dead shrubs or trees
- Repairing leaning mailbox posts
- Fixing trim or replacing rotted wood

All exterior work should be in accordance with the OCE deed restrictions to maintain a consistent and attractive appearance throughout the community.

FACEBOOK IS NOT AN OFFICIAL HOA COMMUNICATION

The Oak Creek East Facebook page is not affiliated with the OCE HOA and is not monitored by the Board of Trustees. For official updates or two-way communication with the HOA, homeowners should use the community website: <https://oakcreekeast.com/>

Source: Kaman & Cusimano LLC

OCE Association Fees —

Association fees, reserve contributions, and special assessments must be paid **regardless of whether a billing statement is received**.

The Association is required to notify homeowners annually of:

- The amount due
- Payment due dates

However, the Association is **not legally required to send billing statements**. Some associations bill annually or quarterly, while others do not send statements at all. Regardless of the billing method, the obligation to pay remains with the homeowner.

Source: Kaman & Cusimano LLC

Reminder About HOA Fee Obligations...



SIDEWALK RESPONSIBILITIES — WHAT HOMEOWNERS SHOULD KNOW

Homeowners in Lewis Center and surrounding areas, including **Orange Township and Delaware County**, are responsible for the sidewalks adjacent to their property.

This responsibility includes:

- Maintaining sidewalks in good condition
- Addressing cracks, uneven surfaces, or trip hazards
- Clearing snow and ice from sidewalks, driveways, and areas around mailboxes after snow events

Keeping sidewalks safe and clear helps protect pedestrians and keeps our community walkable.

Add'l info is available at: <https://www.orangetwp.org/snowremoval>

COMMUNITY FENCE UPDATE

Road construction projects and natural aging have taken a toll on the community fence over time.

OCE HOA contracted with Rocky Fork Company to complete necessary repairs. We are grateful to the volunteers who generously spent many hours painting the repaired fence.

Thanks to their efforts, the HOA was able to improve curb appeal while saving **over \$6,000**. We sincerely appreciate everyone who contributed their time and support.



RESERVE FUND & FINANCIAL PLANNING

To comply with recently updated Ohio HOA laws, the trustees have engaged an engineering firm to conduct a **reserve study**.

A professionally prepared reserve study:

- Evaluates the useful life of major capital items (i.e., fencing and monuments)
- Estimates replacement costs
- Recommends appropriate annual funding levels

Reserve studies are both a best practice and a critical tool for long-term financial planning. More information will be shared as it becomes available.

Source: Kaman & Cusimano LLC