

JANUARY 2018

OAK CREEK MEADOWS

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HAPPY NEW YEAR!

During the annual HOA meeting, Amanda and Chris were re-elected as Board members. Tyler Stitzel was voted in as our new Vice President. Welcome Tyler!

The following are enclosed with this newsletter:

- Invoice for 2018 dues
- Meeting minutes from the annual homeowner's meeting that took place on 12/5/17
- Balance Sheet and P&L for 2017

LANDSCAPING ON 53RD

In January or February this year, we expect the City of Albany to begin work where the trees were cut down last year. The City anticipates that the stumps will be ground, new trees planted and the adjacent sidewalks will be leveled.

WINTER HOME MAINTENANCE TIPS

The cold weather is upon us. Below are some tips to take care of your home & stay safe during winter:

- Clean or replace your furnace filters regularly to help it work at peak efficiency.
- Keep the thermostat at 65-68 degrees during the day.
- Caulk small holes and cracks around vents, ducts, pipes, exhaust fans, fireplaces, & under counter tops to avoid hot air escaping and cold air from coming in.
- Check doors and windows for gaps and drafts. Replacing weather-stripping can lower your heating costs.
- Change the direction of your ceiling fans.
- Trim trees and remove dead branches.
- Keep gutters clear of leaves, sticks and other debris.
- Check smoke detectors and carbon monoxide detectors to ensure they are operating properly.

CONTRACTOR REFERRALS

If you're in need of a referral for a local contractor, we maintain a list of licensed individuals and companies. A copy of the list is available on our Facebook Group "Oak Creek Meadows HOA", the HOA website, or a copy can be mailed to you upon request.

RECREATIONAL VEHICLES & TRAILERS

A reminder that trailers, boats and/or motor homes are only on the street, or in a driveway, for up to 48 hours (with consent of the adjacent property owner).

WETLAND TREES

If your home is adjacent to the wetland property the HOA owns, please contact the Board if one of the trees on that property are showing signs of stress or deterioration. We will coordinate with the homeowner to have affected trees evaluated by an Arborist, We appreciate your support in keeping the wetland trees healthy. Thank you!

TRASH & RECYCLING CANS

Please remember to remove garbage & recycling carts may be left on the street for 24 hours only for pick up. Please store carts so they aren't visible from the street.

RENTAL PROPERTIES

If your property is being rented to another party, please remember to provide the tenant with a copy of the CC&Rs. We also ask that the owner of the property manage any issues with non-compliance. Property owners are responsible for any penalty incurred by a tenant.

WEBSITE

Electronic copies of the CC&Rs are available on our website. Minutes from previous meetings, forms, maps of the neighborhood, and FAQs are also available. Can't find what you need? Please let us know and we'll be happy to assist you.

ELECTRONIC COMMUNICATIONS

If you would like to receive our newsletters by email, you can sign up at <http://www.oakcreekmeadowshoa.org/signup.html>. Invoices and meeting notices will continue to be sent through the US Mail as required by the HOA By-laws. You can opt out at any time. If you choose not to sign up, you will continue to receive all communications through the US Mail.