

## Happy New Year!

During the annual HOA meeting, Amanda and Tyler were re-elected to their positions. Lisa Arrowood was elected as Secretary. Welcome Lisa!

The following are enclosed with this newsletter:

- Invoice for 2024 dues
- Meeting minutes from the annual homeowner's meeting that took place on 12/05/2023
- P&L for 2023 and current Balance Sheet

Please feel free to reach out to us with any questions or concerns.

## Winter Home Maintenance Tips

Below are some tips to take care of your home & stay safe during the winter:

- Clean or replace your furnace filters regularly to help it work at peak efficiency
- 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; and
- Check smoke detectors and carbon monoxide detectors to ensure they are operating properly.

## Security Surveys for Seniors

For Seniors, the Albany Police Department is available to conduct a free security survey of private residences. They can offer suggestions regarding external and internal lighting, security locks, exterior foliage and fencing, alarms, etc. They will also install deadbolts, view holes, and locks. This is paid for by a Grant received awarded by Home Depot. To schedule a security survey for your home, contact Lieutenant Buck Pierce at 541-917-3209 or [buck.pierce@cityofalbany.net](mailto:buck.pierce@cityofalbany.net)

## Albany Fire Dept Defensible Space Project

The Albany Fire Dept has reached out regarding their current project. The Defensible Space Project is centered around creating a buffer between homes and vegetation to reduce the risk of wildfires.

They haven't shared any information about how this will affect the wetlands or our neighborhood. They just scheduled a meeting with the neighborhood HOA's on Thursday, January 18, 2024 from 3 - 4 PM, which everyone is welcome to attend. A link to join the meeting via Microsoft Teams will be available on Facebook and on our website. If you don't receive this newsletter in time to attend, we will share the information.

# Own A Small Business?

If you're a small business owner, and would like to post a free ad on the HOA's website, please contact us for more information.

## Trash & Recycling Bins

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

## Basketball Hoops

This is a reminder that basketball hoops should only be placed on your private property. Hoops that are in the street, or on the sidewalk, create hazards for drivers and pedestrians. They can create issues with the water not draining correctly from the street, along with complications during the City's leaf removal and street cleaning.

## Tree Trimming

Many of us have trees that hang over a street or sidewalk. As part of keeping the sidewalks clear, the City also requires that trees should be trimmed periodically to ensure there is a clear path for pedestrians and prevent injuries. Below are the requirements provided by the City.

- Sidewalks: Trees should be trimmed 8 feet above the height of the sidewalk
- Streets: Trees should be trimmed 14 feet above the height of the street

## Architectural Changes

Please remember that making visible changes to your home or property might require Board approval. This includes exterior paint, major structural changes to the interior, etc. If you're planning any projects, please take a moment to review the Architectural Change requirements detailed in the CC&Rs. This can be found under Article C. An Architectural Change Request Form is available on the HOA's website, or can be requested by contacting a member of the Board. We do our best to respond promptly.

## 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.