

OAK CREEK MEADOWS

HAPPY 2019!

During the annual HOA meeting, Amanda, Tyler and Chris were re-elected as Board members.

The following are enclosed with this newsletter:

- Invoice for 2019 dues
- Meeting minutes from the annual homeowner's meeting that took place on 12/4/18
- Balance Sheet and P&L for 2018

LANDSCAPING ON 53RD

We anticipate that we'll be able to update the irrigation sometime during the year. Once we receive confirmation, from the City of Albany, that future work will not affect our new system we will move forward with scheduling the work.

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.
- 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.

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).

TIPS FOR KEEPING YOUR PROPERTY SAFE

While our neighborhood is a wonderful place to live, we all have to be diligent to protect our property. Here are some helpful tips from the Albany Police Department:

- * Anytime you are not home, make sure you lock the doors to your home. Most burglaries happen during broad daylight when everyone is at work.
- * Make sure you lock your car doors and do not leave valuables in your vehicle. Glove boxes and center consoles are car prowlers number one spots to check. If you do become a victim of a car prowl, check the surrounding bushes on your block. Car prowlers tend to stash the items they take in bushes and come back for them later.
- * Turn your outdoor lights on at night and leave them on until the morning. This extra light is a deterrent to prowlers.
- * Report all crimes to the Albany Police Department. This will assist them in assigning patrols and knowing what to look for.
- * APD Community Resource Unit members are 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. To schedule a security survey for your home, contact the Community Resource Unit at 541-917-7680.

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.

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 the HOA website, our Facebook Group "Oak Creek Meadows HOA", or a copy can be mailed to you upon request.

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.