

Oak Creek Condos Newsletter  
July 3, 2011  
Volume 1 issue 3

Greetings Homeowners, In Feb. we held our required Annual Meeting and were disappointed at the turn out. Elections of new board members could not be held because we did not make quorum. Two board members terms were up and one stepped down, which left us looking for volunteers. Fortunately we had 3 very dedicated owners step up and fill some pretty big shoes. Since then, still more changes had to be made because of work responsibilities. We are now confident we have a responsible and hard working board of directors for this up coming year. We have been very successful in cutting our cost in several areas but with so many leak repairs that need to be completed, we still have a ways to go before we can actually lower our dues. This is our main goal and we ask for your continued patience and cooperation as we bring our property up to the high standards we all want. Our community is aging and it is starting to show but with a steady stream of improvements and repairs, the O.C. will once again be a place of beauty and pride.

A special thanks to all those who volunteer and help where ever they can! Together, we can make a difference.

Have a Great Summer,  
O.C.C. Board of Directors

**Items we are working on**

- With the completed Engineer's report we have begun repairs around the property. We have many home owners with leaks and have a list running in order in which they were turned in to us. It took some time to select a contractor. We want to thank the owners that allowed all 3 of these contractors into their homes. Safety issues were addressed first. We ask that you be patient and know we are working hard to get to all reported leaks as soon as possible.
- The pool will be drained after the 4<sup>th</sup> of July to repair the fountain. It is a safety hazard. It has loose rocks and needs new mortar. There is a leak on the north side that will be repaired as well. The leak by the pool shed door will also be addressed by our new pool company.
- New carpet in the exercise room.
- We would like to replace the clouded window in the exercise room per bi-laws, put up new mini-blinds and repair the door to men's bathroom.
- Changing banks to one that will allow the management company to electronically deposit thus avoiding the delayed posting of H.O.A. dues which we are currently experiencing.

**Completed Projects**

1. The retaining wall on the West Side of building 1
2. Rewiring of pool shed
3. Rebuild of stairwell-building 1(1210)
4. Sauna inspected and open.
5. Added lighting SW corner of carport for safety.

6. Safety lighting repairs across the property.
7. Exercise equipment professionally inspected-removed per Insurance request.
8. Smoke alarms added in office and community room.
9. Access gate brought up to safety standards per our bi-laws & TX code.
10. Trees trimmed on entire property.
11. Signed contract with a new Pest Control & Pool Company.
12. Several steps and railings replaced and or repaired. Complete new stairwell on 2<sup>nd</sup> and 3<sup>rd</sup> floor in building 4, (4205) including the new type of steps in compliance with city code.
13. Repair of broken or damaged dryer vents across the property.
14. The maintenance shed cleaned out and organized.
15. Property office cleaned and organized.
16. The removal of a very large tree that was damaged, broke and fell. Posed a serious safety issue.
17. Roof repairs on 5 units.
18. Another law suit settled with no out of pocket to the Association.
19. Update of the Community Rules and Regulation.

### **Reminders**

- To all owners: Be diligent about checking for water leaks around windows, chimneys and appliances. The association will not be held liable for neglect and water damage that may be prevented by regular maintenance and regular property checks.
- All units are required to be insured.
- Please pick up after your pets and keep them on a leash at all times. Notice new breed restrictions in Rules and Regulations. Those already on property will not be affected.
- Be sure and follow Rules and Regulations as regards the pool use: No Glass, pick up after yourselves, No groups larger than 5 Per Unit. No children are to play on fountain or with safety rings.
- We have key chain gate openers for the small cost of \$35.
- If you would like to be included in the front gate entry box and need remote access, management will need a phone number. You may use a cell number if it is local. Call our manager Lee @ 817-261-2121.

### **Money Saving Ventures Thus Far**

1. Porter Service -Cancelled- \$300 monthly\*
2. Bathroom/Exercise room maid service - Cancelled-\$170 monthly\*
3. Fire Inspection Contract- went from \$11,000 yearly to under \$2,000. (Approximately)\*
4. Max Electric monthly property ck- Cancelled- \$180 per month\*
5. \$35 charge for any notice posted each and every time\*- no charge now.
6. \$35 charge then to take them down\*-no charge now.
7. Coupon books for H.O.A. dues\*- provided only by special request.
8. \$95 charge, for each incident, for hauling mattress off the property\*, sometimes 3 times in one month. (Since April 2010, we have not had one charge for this type of service.)
9. Landscape Contract - Lower
10. We now put aside funds monthly to pay the property insurance when it's due, thus saving

close to \$1,000 annually in additional interest costs.

\* information gathered from 2007-2009 Records in Oak Creek's Office.

**2011/2012 Board Of Directors:**

**Then Sien - President**

**Kennon Armstrong - Vice President**

**Karl Clark - Director**

**Lois Stewart - Secretary**

**Julian Garcia - Treasurer**

Management Company:

Sperry Van Ness

5601 Bridge Street

Suite 504

Fort Worth, TX 76112

**Please send all H.O.A. payments to the above address in Ft. Worth.**

Lee Schulman is our manager and can be found at 2500 Ascension Point Blvd. 817-261- 2121.

He can not accept H.O.A. payments at his office.

Do not send them to any P.O. Box.