

# *The Oaks Community Association, Inc.*

Dan McCrea, President

Andra Kosmoski, Secretary  
Marie White  
Keith Hering

Susan Diller, Treasurer  
Michelle Ross

Dear New Oaks Resident:

On behalf of The Oaks Association Board of Directors, I would like to welcome you to The Oaks. We are glad to have you as new neighbors. Below I have included various items of information I believe would be helpful to you. If at any time you have questions, don't hesitate to contact me.

Welcome,  
Andra Kosmoski,  
Secretary

## ***Protective Restrictions and Covenants***

When a home is sold to new residents, the realtor is responsible for providing a copy of the Protective Restrictions and Covenants that have been filed with the Allen County Recorder's Office. Unfortunately, this rarely occurs. You can now view an excerpt from the Protective Restrictions and Covenants on our association website.

You can also view the Protective Restrictions and Covenants by going to the Allen County Recorder's Office website and select the ***The Neighborhood Resource Center*** link. On the new page is the option to "Search Restrictive Covenants Online" using the link **Search Restrictive Covenants Online** (<http://inlaredo.fidlar.com/inallen/WebSenseCustom/Default.aspx>). Type in just the word "Oaks" to find our filed forms (for some odd reason "The Oaks" does not work).

You will see restrictions for each section of The Oaks. They are all the same, so it doesn't really matter which ones you open.

## **Directory:**

The Oaks also creates an Association Directory listing contact information for our residents. If you would like a copy, please fill out the Contact Us form on our website at [www.theoakshoa.org](http://www.theoakshoa.org).

## **Board Members & Contact Information:**

Currently, the Board members are:

Dan McCrea, President	484-3715	dwmccrea@comcast.net
Andra Kosmoski, Secretary	373-0099	kosdra@frontier.com
Susan Diller, Treasurer	483-7625	bijou570717@yahoo.com
Marie White, Director at Large	484-9493	
Keith Hering, Director at Large	482-8486	

The Oaks website: [www.theoakshoa.org](http://www.theoakshoa.org)

The Oaks email address: [contact@theoakshoa.org](mailto:contact@theoakshoa.org)

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## **Board Meetings**

We welcome all residents to the Board Meetings held in January, March, May, July, and August. If you are interested in attending, contact one of the Board members for date, time, and location. We also have an annual meeting in November, which again, is open to all members in the association. We are always looking for additional Board members, but this IS NOT a condition of attending any meetings and we will not pressure you to become a Board member!

## **Newsletters and Emails:** |

We try to create four issues of The Acorn newsletter - Spring, Summer, Fall, and Winter - throughout the year. (Some years have less.) These issues are posted on our web page and an email notice is sent to residents who have provided email addresses. Please register your email address on [www.theoakshoa.org](http://www.theoakshoa.org) under the [Contact Us](#) link. \*

The Oaks will publish advertisements in our newsletters for our residents at no charge. If you have an ad you would like to place in the newsletter, please send an email to [contact@theoakshoa.org](mailto:contact@theoakshoa.org) or fill out a *Contact Us* form on our website.

\*The Oaks does not share nor sell email addresses. We use them strictly for distributing newsletters or information, or for contacting residents.

## **Message Board**

The Oaks message board is located at the entrance on Dupont Oaks Blvd. This message board is used to provide short messages or information to the residents of The Oaks. At times, these messages will direct you to visit our web page or email for important information. We also utilize the email list to send out important information.

The message board is also available to all of our residents to place notices to other residents or messages to family members - for examples: *Happy Birthday* or *Happy Anniversary* messages (no advertising messages will be allowed). If you would like to place a message on the board, please contact Andra Kosmoski at least two (2) weeks prior to when you want it posted.

## **Serv-All Association Discount**

The Oaks Board of Directors has worked with National Serv-All (Republic Services) to obtain a discount to our residents. To get The Oaks Association Discount, please contact National Serv-All and request the discount. Their number is **260-478-0346**.

**Garbage cans are to be stored where they are not visible from the road. They are not to be stored on the driveway or in front of the house. If they are stored on the side of the house, please make sure they are set back or placed behind a barrier. Be respectful to your neighbors, and keep your cans from view.**

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## **Architectural Control Committee:**

All plans for fencing, decks, fencing, hot tubs, or other exterior structures or changes to existing structures must be submitted to, and receive written approval from, the Architectural Control Committee. (Protective Restrictions and Covenants, Section 18). Contact Dan McCrea for details.

## **Street lights:**

If you have a streetlight that is not working, please contact Susan Diller or fill out a [Report a Non-Working Street Light](#) form on our website

## **Reminders and Concerns:**

Every year the Board receives comments or complaints about certain issues. The following are ones we seem to hear often:

**Sheds, Trailers, Campers, and Boats:** According to The Oaks' *Protective Restrictions and Covenants, Section 7: Temporary Structures and Storage* "No structure of a temporary character, trailer, boat, boat trailer, camper or camping trailer, basement, tent, shack, garage, barn or other outbuilding shall be located on any Lot at any time..."

The Board has been lenient in allowing campers, trailers, boats, and boat trailers, to be stored temporarily (48 hours or less) because we understand there is a need for owners to have their items on the property from time to time. Please do not take advantage of this. (Storing boats in the garage is acceptable.) There have also been complaints of work trailers being parked in the street and/or driveways. If you have a work trailer, please find an alternative location to park in the evenings.

Large stand-alone storage sheds are not allowed anywhere on the property. The Board has discussed on several occasions the definition of the small storage containers that many residents have standing directly next to their homes. We feel these containers are not in violation of Section 7.

**Garbage Cans:** According to Allen County ordinance, garbage cans are not to be stored where they can be seen from the street (i.e. in the driveway, on the side of the house without coverage, etc.).

**Pets:** When walking your pet, please be sure to pick up after it. Neighbors do not appreciate the pet(s)' waste in their yards or on the sidewalks.

**Snow Removal:** During the winter season, we ask residents to refrain from parking vehicles in the streets. When vehicles are in the street, snow plows cannot successfully clear our roadways.

**Speeding:** The speed limit in our association is **25 mph**. We have battled this issue for years and the best solution is contacting the Sheriff's office when witnessing a speeder. You will need to provide the license plate number and description of the vehicle. A Sheriff will follow up on the complaint.

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**Storage of misc. items:** Please do not store large items on the side of your home (i.e. ladders, garden tools, housing materials). We want to keep our neighborhood looking good and your neighbors do not want to look at those items.

## **Misc. Information**

As noted at the beginning of this letter, The Oaks has Restrictions and Covenants to protect all of our residents. We would like to address a few common restrictions that have either caused issues or need more clarification:

- Architectural Control (Article III)
  - No building, fence, wall or other structure of any kind or nature shall be commenced or erected within The Oaks, nor shall any exterior addition to or change or alteration therein be made, until the plans have been submitted to and approved in writing by the Architectural Control Committee. If you plan on doing any of the aforementioned, please contact Dan McCrea.
- Temporary structures and Storage (Article V, Section 7)
  - No structure of a temporary character, trailer, boat, boat trailer, camper or camping trailer, basement, tent, shack, garage, barn or other outbuilding shall be located on any Lot at any time or used as a residence either temporarily or permanently. We do understand several residents own campers, boats, and/or trailers. We allow the temporary parking of these items for 48 hours at a time.
- Pools (Pool Policy, effective 6 January 1998)
  - No above-ground pool which requires a filtration system or other above-ground pool which is more than six (6) feet in diameter and 18 inches deep shall be placed or maintained on any lot. This includes the large blue inflatable pools that have become popular in recent years.
- Dead trees (Article V, Section 26e and Article V, Section 20)
  - All dead trees or plantings shall be removed from the Lot. If this is not done in a timely manner, the Association will send a written request. The homeowner then has to remove all dead trees and plantings within one (1) year after receipt of the written request or the Association has the right to enter upon said lot and remove the dead trees or plantings. The Association will then recover the cost from the homeowner.