



The Acorn

Winter 2017

The Board of Directors

Keith Hering, President 482-8486
Andra Kosmoski, Secretary 373-0099
Marie White, Director at Large

Susan Diller, Treasurer 385-9565
Staughton Wade, Director at Large
David Leff, Director at Large

<https://theoakshoa.org>
contact@theoakshoa.org

2018 Board Meeting Dates:

Please contact a board member to confirm time and location of all meetings.

January 8 **July 9**
March 12 **September 10**
May 14 **Annual Meeting:**
 November 12



We need volunteers to help coordinate the Annual Picnic.

Without more volunteers, this picnic cannot occur. Please consider helping!

**Contact Andra Kosmoski
373-0099
or kosdra@frontier.com**

Dear Residents of The Oaks,

The Oaks Board of Directors would like to address an increasingly common issue within our neighborhood which has been causing conflicts among neighbors.

First let us begin by stating the volunteer Board has a responsibility to uniformly enforce the Restrictive Covenants. These restrictions were put into place when The Oaks was developed and all residents legally imply agreement to follow those restrictions when a home is purchased within The Oaks. The Board did not create these restrictions, but has agreed to uphold and enforce them.

The Board does not wish to create an “us against them” atmosphere, nor do we wish to “police” the neighborhood; therefore, we are hoping to encourage and obtain full compliance from all of our residents.

With this said, we are having problems with residents not following the restriction on boats, trailers, RVs, etc. within The Oaks. According to the Protective Restrictions and Covenants for The Oaks, 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..."* This restriction was created to help keep The Oaks looking aesthetically pleasing to anyone living in or visiting our neighborhood. It is also to help keep our property values up. No one wants to live in a neighborhood where these items become an eyesore.

One of the most common complaints the Board receives has to do with this exact issue. When a resident brings one of these items into The Oaks, s/he is not only going against the covenants, but is also upsetting neighbors.



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The Board understands there are situations when an owner of a boat, camper, or RV needs to bring the item to his/her home for maintenance reasons. We compromised and allowed this to occur for a 48-hour period. This is technically not allowed by our restrictions, but we felt it was a way to be understanding of the circumstances. However, if homeowners continue to take advantage and keep their boats, trailers, or RVs for longer than this time, we will be forced to officially state that none of these items will be allowed at any time for any reason.

In addition to boats and campers, we have several work trailers which are parked in The Oaks, either on a Lot or in the street. We have overlooked these items in the past because we understand they are for the livelihood of our residents. However, the occurrences have increased and we have received complaints on these, also. We cannot allow these at the same time we do not allow the other items mentioned above. Therefore, we are asking all homeowners to comply with the full restriction.

Residents who do not comply force the Board to take action which begins with personal contact either through a letter, phone call, or visit. If this does not solve the issue, we are then forced to hire an attorney to help with the situation. According to the covenants, any cost incurred by this action becomes the responsibility of the non-complying homeowner.

So out of respect for neighbors and for the volunteers who put in the time to keep our neighborhood one we are proud to live in, the Board is asking that every resident adhere to the restrictions set forth in our covenants.

Thank you for your cooperation,

The Oaks Board of Directors

New Sand Barrels for The Oaks

The Oaks purchased four sand barrels to be placed at the intersections listed below. These barrels will be filled by the Allen County Highway Department and have a scoop inside to spread the sand with. We encourage any resident who sees a need to use the sand on an icy intersection to do so. There are not assigned people to cover this.

Sand Barrel placement:

Dupont Oaks Blvd. / Martin Creek Crossing
Dupont Oaks Blvd. / Burnt Oak Trail
Holly Oak Road / Old Oak Court
Holly Oak Road / Oakbriar Court



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Reminders for the Winter:

Remove vehicles from the street when snow is expected. If your vehicle is in the street when the snow plow comes, you will be blocked in.

Remember that our snow plow company tries its best to clear our streets in a timely manner. They cannot always keep up when it snows all night or all day, but they do work as fast as they can.

Clear sidewalks of snow and ice.

Please don't blow the snow from your driveway into the street.

Continue to pick up after your pets when out walking. Believe it or not, your neighbors do not appreciate cleaning up after someone else's pet!

No fishing, swimming, or ice skating are allowed on any of our ponds.

Register for The Oaks' email list to receive future newsletters and notices

The Oaks uses an email system to distribute information to all of our residents through newsletters, announcements, and a calendar. When a newsletter is ready or an announcement needs to be made, you will receive an email stating we have information to share and invite you to visit the site www.theoakshoa.org. To receive these messages, you will need to make sure you have registered for the Email List. This can be done by clicking on the *Contact* link at the top of the homepage and selecting *Register for Email List*. Please make sure you also allow messages from contact@theoakshoa.org be sent to your inbox. (We do not share or sale our email list.)

While there, please take a little time and look through the site. We have included many features for our residents to use, such as forms to *Contact Us*, *Report a Non-working Street Light*, or *Request a Message for the Message Board*. We have also included links to our Restrictive Covenants and Architectural Control Polices, information regarding our annual dues, and useful websites such as those for NACS and the Allen County Sheriff's Office.

Wishing you and yours a happy holiday season!



Future developments near The Oaks

Information provided by Don Steininger from Steininger Development:

- There are not many changes from what was reported last year other than Meijer is set to close on the purchase of their land in November.
- Meijer has not committed to a timetable but we hope they start construction in 2018.
- Hopefully we will see the following under construction in 2018:
 - -Mike's Car Wash
 - -Starbucks
 - -Holiday Inn Express
 - -Panda Express
 - -Mattress Firm

Information provided by Chris Beebe from the Allen County Department of Planning Services: (a copy of the maps and information presented can be found on our website www.theoakshoa.org)

- Dupont Corner Development (SE corner of Dupont & Diebold Roads) has been amended to include additional real estate and a full access to Dupont Road which will align with Dupont Oaks Blvd. Easement agreements are in place with Meijer as the bigbox store, but no permits have been filed for Meijer as of Oct. 31.
- Holiday Inn Express has filed permits for construction in Dupont Corner (10040 Diebold Road)
- 4633 East Dupont Road (East of 1st Source Bank) – In Touch Spa is under construction. Mocha Lounge will also be constructed next to this site.
- Northeast corner of Dupont Road and Diebold Road – East of Manchester School of Pharmacy
 - Plan approved by Moss Development in August 2017. It is going to the Plan Commission in November 2017. No tenants have been released at this time. Three proposed lots.
- Parkside – East side of Diebold Road, north of the Moss Property development and east of Manchester School of Pharmacy and Parkview Family Park
 - A multi-lot commercial development with a height variance approved for a hotel. No permits have been filed for any tenants
- Springhill Suites – North side of New Vision Drive, East of Diebold Road within Diebold Park Development
 - Permits have been filed



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- Copper Horse - Attached single family development
 - 57 units, South of Cedar Springs, North and East of Oaks Crossing.
 - Approved by Plan Commission. Zoning will be before the commissioners late Oct. 2017
 - Dupont / Tonkel – Kroger has purchased the property to the north and west of Walgreens, but no permits or updated plans have been filed
- Wood Creek Development – South side of North Clinton and west of Mayhew
- Zoning and primary plans have been approved for:
 - a single family residential subdivision (Wood Creek Reserve),
 - an office park,
 - and a business, technology, and industrial park
 - Construction plans have been submitted for the subdivision and the office park

These are the projects going through the planning pipeline recently in your area. The neighbors can always check our website for projects submitted: www.allencounty.us/dps > Agendas>Plan Commission Monthly Project Information Packets, call the Plan Commission at 449-7607, or e-mail Christian Beebe at Christian.Beebe@co.allen.in.us.

Information provided by Mark Becker, Deputy Director of FW Parks and Recreation:

River Front Development brochures were passed out
Parkview Regional Medical Center brochures on campus activities were passed out
A Staybridge Suites is being proposed for the property next to Carmike Theaters
A Holiday Inn Express will be built on the same development property as the Meijer store
Chipotle and a bank are proposed to be built on the property at the NE corner of Dupont and Diebold Roads

A dual brand hotel (Hilton Garden Inn / Homewood Suites) will be built on the east side of Diebold Road across from the Parkview Family Park. This hotel will include 170 rooms and a restaurant
Springhill Suites is being built on New Vision Drive on the east side of Diebold Road (adjacent to Ashton Creek Rehabilitation Center)

Providence Place (commercial property located on the southeast corner of Diebold Rd and Union Chapel) is going to wait to develop until the other commercial developments are complete or near complete. The developer is looking to place high-end establishments (stores, restaurants) on this property.

A private school is looking to build on the property east of Providence Place but is only in the discussion stage at this point. This is not the same school that was mentioned last year at this time.