

## Looking Back Thinking Ahead

During our 2018 budget workshop held a couple of weeks ago the board suggested that I draft some notes regarding things that we have accomplished during the past year. I agreed and have decided to look back over the four years spanning my time serving on the OCHA board.

Please let me begin by saying how grateful Shirley and I are to all who have volunteered, supported, participated, donated, and contributed in numerous other ways to help make the OCHA community one that we can all enjoy. There are dozens who have done so without regard for compensation or recognition. I know from my previous leadership roles that the real work is done by the people who put their shoulders to the wheel. Thank you all for your tireless efforts. You deserve thanks from all who have and continue to live here. Committee chairs and team members are a special group in that they are in this for the long haul. Often challenged to come up with solutions with little or no guidance they continue to amaze the board with their commitment.

### A Legal Test:

Difficult Challenges during the first year included trying to resolve the issues related to a long standing concern for 61 Winding Creek Road. This concern confronted three OCHA board presidents and numerous boards over a long period of time. It was resolved and costs to the community were mitigated. We now have a good homeowner who has been a good partner to OCHA.

### Roof – Roof:

We heard talk of a problem with the roof in the fireplace room area. Specifically a roof collapse that OCHA had been denied assistance from the insurance company. After bringing a Structural Engineer in to study the scope of the problem we were successful in having a payout of approximately \$77,000.00 to OCHA for repairs. A number of our homeowners helped with this process in both securing the payment and then stewarding the repair process.

### In the Swim:

The board chose to hire a professional pool service to team up with our volunteers and handyman to care for the pool. Fortunately this was done at approximately the same cost of previous years. After many years of service Dave Hank and Jeanne Brommer stepped back from the pool. We are fortunate to have a great team of volunteers called the pool committee who have stepped in and made numerous suggestions for changes. We all owe all of them a thank you.

### After Hour Concerns

Numerous findings of empty alcohol containers and personal items prompted the board to seek solutions for safety and risk management. It was obvious that some individuals

where sneaking into the pool after hours, climbing on the roof and behaving in ways that gave concern for their and others safety. OCHA residents voted to increase the monthly assessment to help address this and other issues (some to be noted further). A security system was purchased through Costco and installed by homeowners and their families. The alarming behaviors ceased.

#### #2Roof - Roof

Refer back to Roof – Roof. Same tune, same band, same outcome. OCHA once again challenged a claim denial and thanks to the work of volunteers led by John Wyatt, Gene Dunne and others we again prevailed. OCHA received approximately \$56,800.00 to replace the roof in the west room and repair the room. Ted Ergo represented the board in working with the contractor selection and oversight of the project. A committee of volunteers led by Dorothy Jarman are working on a plan to help improve the kitchen with funds saved from the west room and monument repair.

#### Board Approval for Payment Developed

The Board developed a process with Avenue 1000 for approval of bills and invoices. This requires on of two board members to review the expenses prior to checks being cut. Likewise a board sign-off for clubhouse key procurement was implemented.

#### Assessment Increased

OCHA homeowners voted to increase the assessment to \$105.00 per month. The increase was sought to offset increased costs of doing regular business, provide funding to address security concerns, and dedicate additional funds to a reserve that had been declining (Homeowner Associations are to have one year of operation expense in reserve). The board plans to move significant funds from checking to the reserve account at the end of this year. The plan is to bring the reserve to \$70K plus. It is my hope that the future boards protect this reserve to insure viability during unforeseen events.

#### A Monument to Remember

Last summer a young man from Bristol drove his vehicle at a high rate of speed toward RT. 71 on Oak Creek Drive. He drove through the monument nearest Oswego and across Rt. 71. Fortunately, no one was in the way at the time and he walked away. Country Financial Insurance cut a check for approximately \$6,800.00 to repair the monument. The Grounds Committee worked with a contractor to do the repair and replacement of damage and other plants to make the entrances match. They also got the lights replaced with LED units. George Boras helped with the electrical contractor. We saved about \$2,000.00 from this project (funds designated to help with kitchen redo).

### The Survey Says

John Robinson agreed to conduct a survey to help define for the board what homeowners would see as priorities in our planning process. As a new board member he used numerous methods to gather responses including going door to door. The results are available from John. The board is taking the feedback into consideration in the budget planning process for 2018.

### Tennis

The tennis courts had a project expense of \$9,300.00 in 2015. This repair was necessitated by bubble pops that were a result of the application of material during the last major rework of the courts. The board will consider options for the 2018 budget in addressing concerns associated with the tennis courts. Like the swimming pool, the clubhouse, and other amenities we hold as an association, there are ongoing expenses to maintain what we have. Jim Lee continues to help lead in this area.

### Volunteer Projects

Splitting of firewood from 9 trees taken down during Gene Dunne's last year as president  
Spreading Mulch  
Plantings around the pool  
Laminate floors laid in fireplace and west room  
Painting  
Electrical Work  
Ice Cream Socials  
Donations for Christmas Parties, Bears Games and many others  
And the list goes on!

### Thinking Ahead

The Oak Creek Homeowners Association has a long history. Many have benefitted from living and growing here. A strength of the community has always been the good people who we call neighbors and friends. It has been my pleasure to serve as a member of the board and see this up close for the past four years.

Board members serve without compensation like all of the other volunteers. Please remember that when you attend meetings or speak about concerns that you might have. It is my hope that as we work together we do so in the spirit of friendship.

Thank you for all of your support. We are grateful. My time on the board concludes at the end of the year. Best wishes!

