

OAK CREEK OWNERS ASSOCIATION

Notice of Monthly Assessment Increase on August 1, 2013

Dear Owners:

The Board has voted to increase monthly assessments by approximately 9% beginning August 1, 2013. As fellow owners at Oak Creek, the Board knows that no one likes paying a higher assessment; however, dues have not increased in several years, while the costs of utilities, insurance, and maintenance have steadily risen.

The board is always striving to be prudent on how the HOA funds are spent. The physical facilities need to be properly maintained in order to preserve its value, both financially and aesthetically.

Your Board does the best it can to balance needed outlays against the desires and wishes of individual property owners. It's not a job for the faint of heart so this was not an easy decision; however, it was a necessary decision in light of the recent Reserve Study which called for a dues increase of approximately 32%.

Since the summer months are upon us, please help us conserve our water resources that impact our common utility expenses. Water utilities continue to rise. **The HOA dues pay for the water and sewer for all 108 units, the pool, spa and sprinklers.** Below are some water saving tips that you can do to help the HOA:

- 1) Do not leave your water running, and take shorter showers when possible
- 2) Please notify Veracity if you see items needing attention or maintenance like broken sprinkler heads or water leaks.
- 3) Check regularly for any leaks in your toilets or faucets and fix them.
- 4) Install a low-flow showerhead.
- 5) Wash only full loads in the dishwasher. An efficient dishwasher usually uses much less water than washing dishes by hand.
- 6) Install low-flow faucet aerators, which can cut water use in half.
- 7) Wash only full loads in the clothes washer. Washing small loads uses over twice as much water per pound of laundry.
- 8) Turn off the water while brushing your teeth.
- 9) Turn off the water while shaving. Fill the bottom of the sink with a few inches of water to rinse your razor.
- 10) Don't defrost frozen foods with running water. Either plan ahead by placing frozen items in the refrigerator overnight or defrost them in the microwave.
- 11) Don't let the faucet run while you clean vegetables. Rinse them in a filled sink or pan.
- 12) Replace your water-guzzling five to seven gallon per flush toilet with a one and a half gallon, ultra-low usage flush model.

We also wish to remind all residents of the following pool safety rules that frequently come up:

- No one under 16 years of age is allowed in the pool without a parent present.
- No climbing in or jumping from the fountain and no playing with the safety rings.
- The pool gate must be kept locked at all times to prevent small children from wandering in.
- No more than 5 guests per condo unless special permission is requested in advance.

We are looking forward to 2013-2014 as being Oak Creek's best year yet! **With your help it can be.**

Sincerely,
Oak Creek Board of Directors