

# Grand Oak NEWS

## COMMUNITY NOTES

### RPM Office Hours

Monday - Friday  
8am - 5pm  
On-Call Technician  
24 Hours

Office Phone Number  
(614) 766-6500

Service Department  
(614) 766-6552

WE ARE HERE TO SERVE  
YOU!

YOUR RPM TEAM IS:



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Grand Oak Homeowners  
Association is proudly  
managed by:  
Real Property Management  
9054 Cotter Street  
Lewis Center, OH 43035



### PURPOSE OF THE NEWSLETTER

The main purpose of the quarterly newsletter is to inform the Grand Oak HOA residents of important events happening throughout the community. This is why it is very important to read each newsletter thoroughly. The second purpose for the newsletter is to refresh the residents on certain areas of the deed restrictions. These are usually deed restrictions that are either very easy to inadvertently violate, or seem to be problem areas for the community. The Board of Directors is always open for ideas. If you have a topic you would like to see in the next newsletter, please feel free to call or e-mail Jeff Comerford.

### HOMES SOLD

Sold= 133      Planned= 257      Percentage Complete= 21%



### SNOW REMOVAL

All major arterial and collector streets are salted when snow and ice are less than two inches deep. All city streets are plowed when snow is deeper than two inches. If more than three inches of snow falls, a state of "snow emergency" automatically goes into effect. Cars parked on streets must be moved during this time or risk being towed.

- Residents and businesses are reminded that they are responsible for keeping walkways in front of their homes and businesses clear of snow and ice
- Shovel snow to the side of the driveway, not to the street. In doing so, snow does not have to be moved as far and becomes less likely to get pushed back onto the driveway
- If snow must be shoveled out to the road, it should be piled to the right-hand side of the driveway (on two-way streets). This allows the plow to reach the snow pile after it passes the drive, pushing less snow back into the driveway.

### SPRING IS APPROACHING - EXTERIOR IMPROVEMENTS

Per section 7.01 of your community deed restrictions all Lot Owners must first obtain approval from the Board of Directors/Developer prior to making any exterior improvements. If you need an application, you can e-mail Jeff or Beth at the addresses to the left, or call the office.

**Fences**

7.03 Plastic and wire, chain link, or other non-decorative metal fences are prohibited. No fence or wall shall be erected, placed or suffered to remain on any Lot beyond the building setback line(s) as shown on the Plat, nor shall any fence or wall be greater than four (4) feet in height. No portion of any Lot nearer to any street than the building setback line(s) as shown on the Plat shall be used for any purpose other than the that of lawn. No fence or wall of any kind or for whatever purpose, shall be erected, placed or suffered to remain on any Lot nearer to any street, now existing or hereafter created, than the front of the foundation of the dwelling on such Lot. Subject to paragraph 7.18, nothing herein contained shall be construed to prevent the use of such portion of any Lot for walks, drives, planting of trees or shrubbery, growing of flowers or other ornamental plants. Notwithstanding the foregoing, fences located immediately adjacent to Dwellings for the purpose of screening, if approved by the Developers pursuant to Section 7.01, may be greater in height than four (4) feet, but in no event greater than six (6) feet.

**STORAGE SHEDS**

Hardware stores generally have some good deals on prefabricated storage sheds. However, please keep in mind that the deed restrictions have certain requirements:

**7.08 Permanent Outside Storage Building:** No metal storage building shall be erected, placed or suffered to remain on any Lot. However, permanent outside storage buildings or sheds may be constructed only with the approval of the Developer pursuant to Section 5.01 of this Deed; and in any event may only be constructed with the same building materials and colors as the Dwellings on the Lot.

**GAS LIGHTS**

**Centex provided you with the yard post lights for your property. Please remember to keep the lights lit at all times to assist in keeping the Community safe.**

**Article 7.17: A yard post light shall be purchased and installed on each lot. Each lot owner shall be responsible for the repair, maintenance, and if necessary, the replacement of such yard post light.**

**BEING NEIGHORLY**

Several residents in Grand Oak have asked that we remind the residents to be good neighbors. Here are some tips we offer in regards to the complaints:

1. It is very important that everyone watches their speed when driving through the community
2. Maintain your yard and all exterior accessories to keep the neighborhood looking clean and beautiful
3. Talk with your neighbors as well as the Board before installing permanent structures near a property line
4. Pick up after your pets and keep them leashed

**HISTORY OF GALENA**

Galena was established in 1809 between Big and Little Walnut Creeks as a mill seat. A natural ten feet drop in elevation in a narrow neck between the two streams provided an excellent route for millraces and water-powered grist and saw mills were soon in operation. Gilbert Carpenter, the founder of the village, came from Wilkes Barre, Pennsylvania, and was the first Methodist clergyman in Delaware County. His gristmill held the first church services in the area.

The streets facing the village green, which has given the community a New England character, have always been the focus of commercial activity. Brick commercial blocks, the Dustin Inn (1828) and a Masonic lodge hall (1826), still stand on the northwest corner. Turn-of-the-century commercial blocks, including a 1906 bank now occupied by the village offices, stand on the southern edge of the square. All other vintage buildings that once created a four-sided square have been removed following fires or the creation of Hoover Reservoir in the 1950s.

The inauguration of municipal services came in 1924 with the incorporation of Galena. Among the early actions by the new council, led by Mayor Willard F. Bennett, was granting permission to an electric company to bring power to village residents and provide street lighting. A police officer, or marshal, was also elected in 1924, but it was not until the following year that a motorcycle was purchased for him. A volunteer fire department was created in 1939. It has since become a part of BST & G Volunteer Fire Department in Sunbury.

Galena today remains much like it was identified in the 1880 county history, "A quiet little village."

**Waste Disposal:**

No lot shall be used as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers. All equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition and shall be removed from the view of the street and from abutting properties.

