

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:



JEFF COMERFORD
PROPERTY MANAGER
Extension 121
jdcomerford@rpmanagement.com



CHRISTIE JOHNSTON
ADMINISTRATIVE ASSISTANT
cjohnston@rpmanagement.com



SHERI BURKE
ACCOUNTANT
Extension 102
slburke@rpmanagement.com

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%



YARD MAINTENANCE

As you know, it is the responsibility of each Lot Owner to maintain their Lot. RPM offers these helpful tips on maintaining your yard:

- Watering your yard 2 or 3 times a week in the early morning or late evening will help keep your grass green. It is better for your lawn to saturate it a couple times a week than to water it on a daily basis.
- Using a 4 or 5 step fertilization program will help eliminate yard weeds and make your lawn greener and thicker throughout the year. For help, visit your local lawn and garden store and talk to their lawn and garden specialist.
- Mulching your planting beds yearly helps to reduce the number of weeds that you will need to pull.
- Turning your mulch 1 or 2 times a year will help to promote it to break down and become part of the soil. This will help keep your mulch from getting too thick after several years and helps keep your planting beds looking fresh and healthy.
- Removing dead foliage and suckers from plants helps promote plant growth. This is especially important in the winter months while plants are dormant.

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 Christie at the addresses to the left, or call the office.

POOLS AND HOT TUBS

6.12 Swimming Pools and Hot Tubs: All swimming pools and hot tubs not otherwise prohibited by these Restrictions shall be visually screened by decorative fencing or landscaping. Such decorative fencing and landscaping shall require the prior written approval of the Developers in accordance with the provisions of Section 6.01.

6.20 Miscellaneous Restrictions: The following structures, improvements, and activities shall not be permitted on any Lot:

- (a) above-ground swimming pools measuring more than sixty-four (64) square feet;
- (b) Whirlpools and hot tubs greater than one hundred (100) square feet;

VEHICLES, BOATS, CAMPERS

6.15 Vehicles, Boats, Campers: No trucks, commercial vehicles, boats, trailers, campers, mobile homes, or other recreational vehicles shall be parked or stored within the Initial Property unless the same are in a garage, provided, however, that nothing herein contained shall prohibit the reasonable use of such vehicles as may be necessary during the construction of the Initial Property and the Dwelling therein, and provided further, that nothing herein contained shall prohibit the occasional parking of such vehicles for a period not to exceed twenty-four (24) hours in the aggregate during any thirty (30) day period.

BEING NEIGHBORLY

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. Vandalism has been reported, so if you have children, please know where they are at all times
3. Maintain your yard and all exterior accessories to keep the neighborhood looking clean and beautiful
4. Talk with your neighbors as well as the Board before installing permanent structures near a property line
5. Pick up after your pets and keep them leashed

Parks Reservation

You may reserve the Ruffner Park Shelter House for \$25.00 per day. Call the Village Offices at 740-965-2484 to determine if the date you want is available.

The Jeff Dutiel Field of Dreams in Ruffner Park cannot be reserved but can be used at no additional cost if it is not being used by a league

Miller Park and Hoover Scenic Walkway facilities are available free on a first come, first served basis

Building Reservation

You may reserve the Council Chambers of the Village Municipal Building for your meetings. Facilities are free to non-profit groups and for-profit groups pay \$25.00 per day. Call the Village Offices at 740-965-2484 to determine if the date you want is available.

**This information was obtained from the Galena Township website. www.galenaohio.org.*

GALENA CALENDAR OF EVENTS

August 27– Ice Cream Social, 6-8 p.m., Ruffner Park

October 26– Beggars Night 6-7:15 p.m., Halloween Costume Party, 7:30 Ruffner Park.

December 3– Christmas Tree Lighting on the Square, 7 p.m.

December 16– Santa Clause Comes to Town, Council Chambers, 10 a.m. to noon.

**For a full listing of events in your area, go to the Galena Township website, www.galenaohio.org*