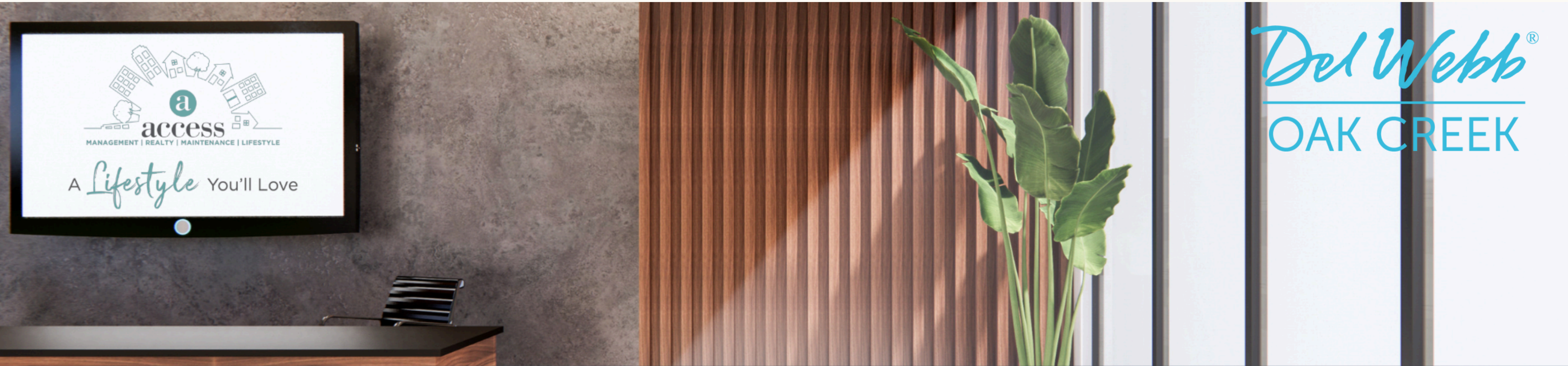


Del Webb[®]

OAK CREEK

APRIL 2024

*HOA
Update*



Hospitality is our Foundation. Your Happiness is our our Focus!

Meet Your HOA Team!

Community Association Manager & Lifestyle Director: Kathy Korkosz

Assistant Manager: Amanda Scott

Controller: Pippa Baker

Senior Manager: Valerie Velazquez



WELCOME NEW MEMBER

START YOUR JOURNEY

www.delwebboakcreekhoa.com



NEW
HOMEOWNERS



EVENTS &
ACTIVITIES



COMMUNITY
ASSOCIATION



ARC APPLICATION
PROCESS



CONTACT US

Welcome TO OUR NEWEST HOMEOWNERS

*February 26th
through
April 22nd*

Herb Pegues - 7540 Paradise Tree Drive

John Sandrowsky - 7068 Chapel Creek Lane

Keith & Ann Schauer - 7569 Paradise Tree Drive

George & Susan Stroplos - 17328 Green Buttonwood Way

Frank & Sandra Hart - 17344 Green Buttonwood Way

Richard & Susan Stiefel - 7041 Del Webb Oak Creek Blvd.

Terry & Debra Rohrbaugh - 7011 Chapel Creek Lane

Paul & Kristine Smith - 17571 Winding Oak Lane

Timothy & Dawn Allensen - 7059 Chapel Creek Lane

Donald & Christina Fisher - 17353 Leaning Oak Trail

Timothy & Vicki Nelson - 7029 Chapel Creek Lane

Del Webb[®]
OAK CREEK

Welcome TO OUR NEWEST HOMEOWNERS

*February 26th
through
April 22nd*

James & Susan Bulla - 17327 Leaning Oak Trail

Robert & Christina Burzillo - 7095 Del Webb Oak Creek Blvd.

Jeff Holmboe - 7021 Del Webb Oak Creek Blvd.

Raymond & Regina Glanville - 17575 Winding Oak Lane

There are currently 138 closed homes in Oak Creek

Del Webb[®]
OAK CREEK



MARCH RECAP

Activities | Events | Fitness | Wellness | Social

- Tuesday, March 12th - Vintage Vines Wine Club
- Friday, March 15th - St. Patrick's Shamrock Social
- Stretch & Tone Fitness Classes were held on Tuesdays through the month of March
- Pump It Up Fitness Classes were held on Saturdays through the month of March



APRIL RECAP

Activities | Events | Fitness | Wellness | Social

- Tuesday, April 9 - Monthly New Homeowner Presentation
- Tuesday, April 16 - Monthly Virtual Lifestyle Chat
- Friday, April 19 - Grand Opening Dink & Drink Pickleball & Bocce Courts
- Tuesday, April 23 - Monthly HOA Presentation
- Thursday, April 25 - The Page Turners Book Club
- Stretch & Tone Fitness Classes were held on Tuesdays through the month of April
- Pump It Up Fitness Classes were held on Saturdays through the month of April



MAY PREVIEW

Activities | Events | Fitness | Wellness | Social

- Wednesday, May 8 - Vintage Vine Club
- Tuesday, May 14 - Monthly New Homeowner Presentation
- Tuesday, May 21 - Monthly Virtual Lifestyle Chat
- Tuesday, May 28 - Monthly HOA Presentation
- Pump It Up Fitness Classes were held on Saturdays through the month of May
- Memorial Day Flag Event - tbd

HOA & AMENITY CENTER UPDATE





PICKLEBALL & BOCCE COURTS

The Pickleball & Bocce Courts in the Oak Creek community are officially open with minor adjustments that still need to be made.



MAILBOX KIOSK

The permanent location of the mailbox kiosk is underway with the construction of the canopy. There is currently no update on completion date.

SPORT COURTS
NOW OPEN &
RESORT AMENITIES
UNDERWAY

Del Webb
OAK CREEK



365 Days
of Fun!

Full Time Lifestyle
Director & Robust
Event Calendar

Del Webb
OAK CREEK



A Night "Out" In Your Own Backyard

The Oak House
Bar & Grille

Del Webb[®]
OAK CREEK





SWIMMING POOL

The construction has begun on the the lap pool lanes portion of the swimming pool. No completion date has been provided.



AMENITY CAMPUS

The groundbreaking construction has begun on the Amenity Campus and will continue to update the community on the progress of this project.



Del Webb
OAK CREEK

LANDSCAPE ENHANCEMENTS

Landscape Enhancements at the front entrance of the community are currently underway for the spring season. Paver bricks were also added to the entrance and exit in the community.



LANDSCAPE ENHANCEMENTS

Landscape Enhancements at the roundabout was completed for the spring season.



AMENITY UPDATE

Landscape Enhancements at the front entrance of the community are currently underway for the spring season. Paver bricks were added to the entrance and exit in the community.



COMMUNITY ASSOCIATION

VENDOR MANAGEMENT | LANDSCAPE | MAINTENANCE | GOVERNING DOCUMENTS



DEL WEBB OAK CREEK BOARD OF DIRECTORS

The Del Webb Oak Creek Homeowners Association Board is comprised of three individuals working hard for Pulte Homes every day to build this community. This experienced team develops and determines the very best governing documents, avenues, and overall regulations governing the Del Webb Oak Creek Community. Their knowledge and efforts allow us to navigate the growth of the community through meticulous decision-making and careful consideration of our neighborhood.

The current Oak Creek Board Members are as follows:

- Kimberly Morton - President
- Scott Brooks - Vice President
- Laura Ray - Treasurer / Secretary

Del Webb[®]
OAK CREEK



DOCUMENT OVERVIEW

Here are a few documents that you will find available for you on the community website delwebboakcreekhoa.com under the Resources page.

- CC&Rs
- Design Guidelines
- Architectural Review Application
- Budgets
- Monthly Financials
- Other Helpful Resources

COMMUNITY DECLARATION FOR DEL WEBB OAK CREEK

This document, currently consisting of 120 pages outlines everything from the Plan of Development to Common Areas and Enforcement. Includes maintenance expectation of the Association and Owners, General Provisions, Conservation Easements and Compliance with County Code.

Keep a copy handy to assist with any questions you may have over the course of ownership in Del Webb Oak Creek.



Del Webb[®]
OAK CREEK

SUNNYGROVE LANDSCAPING & IRRIGATION

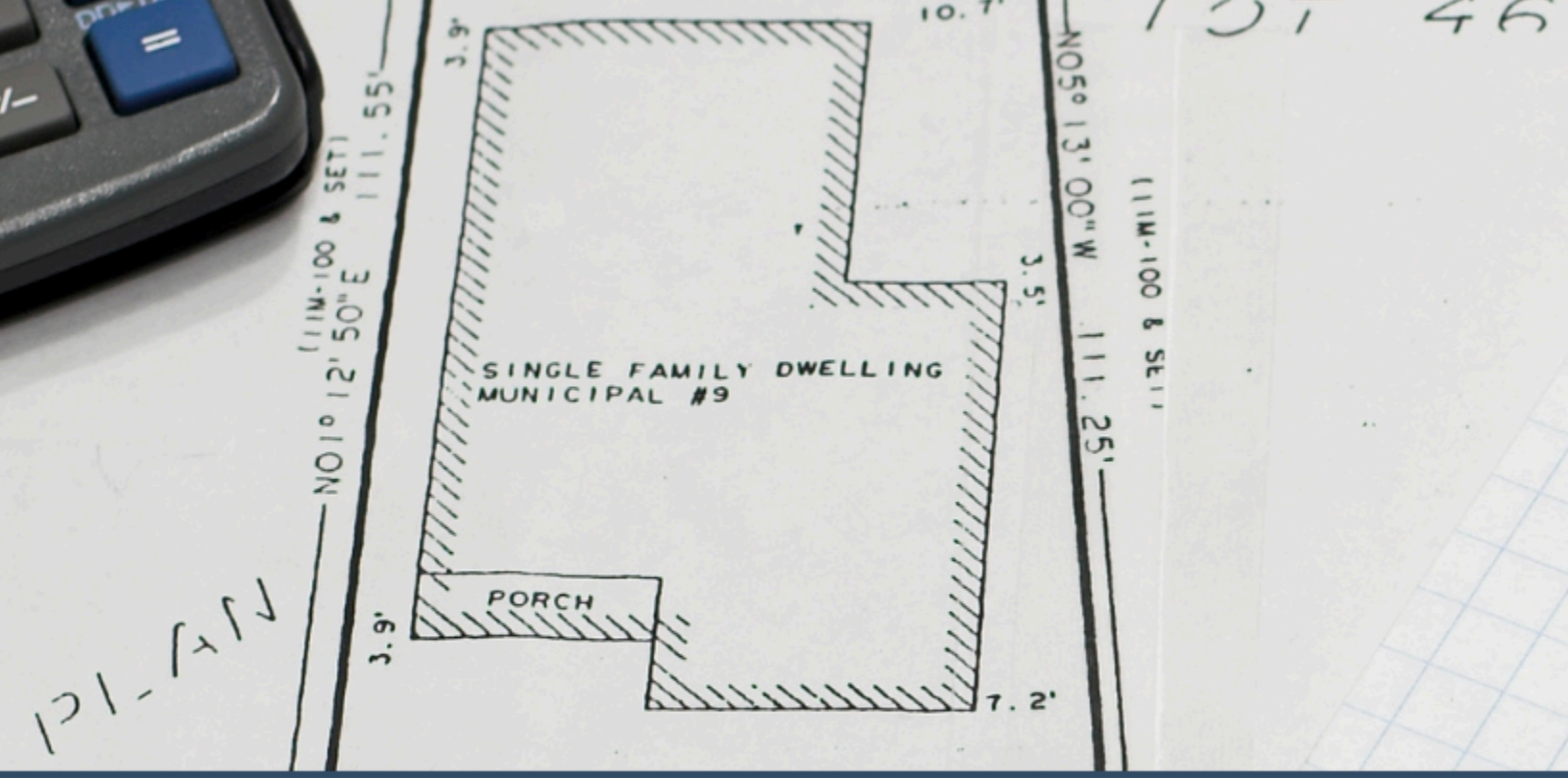
Sunnygrove is pleased to provide lawn maintenance and irrigation services for your home in the Del Webb Oak Creek Community.

How to Report Issues with Landscaping and Irrigation:

- **Submit the request via the Sunnygrove portal, community website or app. (Preferred Method).**
- Email oakcreek@accessdifference.com with a detailed description and image, if available, of the problem.
- Work orders should be responded to within 72 business hours.

If you see any irrigation or mainline breaks, please call your HOA manager at 239.444.7337 as soon as possible. Dial 2 for after-hours emergencies.





access
MANAGEMENT

ARCHITECTURAL REVIEW CONTROL

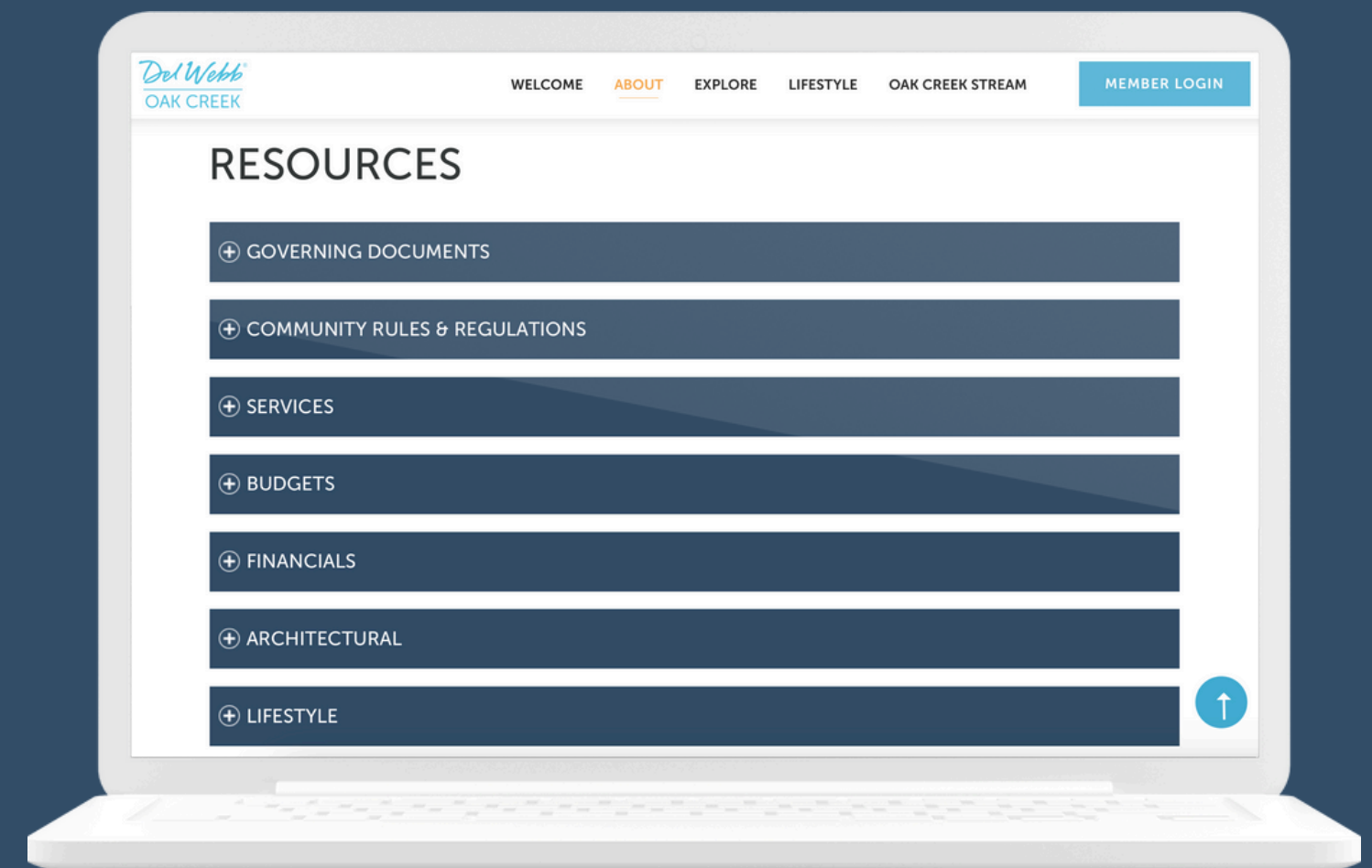
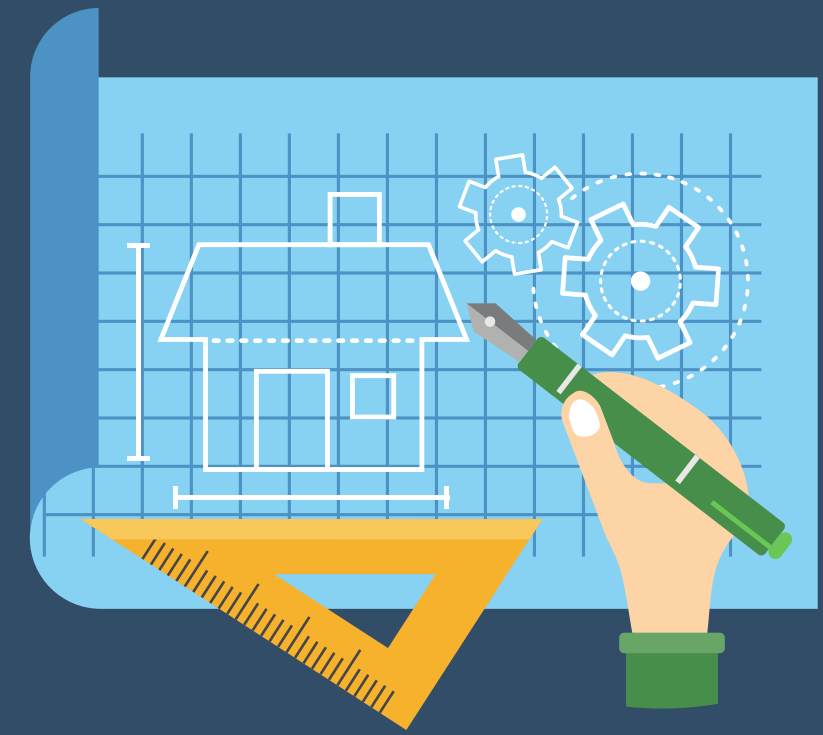
Please remember to alter, modify or install anything on your lot, you must go through the Architectural Approval Process. For more information or questions regarding the Architectural Approval Process, we will be happy to help walk you through it.

- Complete Application
- Contractor Specs and Drawings/Sketch
- Color Photos of Materials Proposed
- Site Survey
- Granted Point of Access Where Applicable
- Licenses, COI, Deposits

DEL WEBB OAK CREEK DESIGN GUIDELINES

The Design Guidelines outline the standards and requirements of the overall aesthetics of each property within Del Webb Oak Creek. It covers required approvals if an owner would like to make any changes to the exterior of their home or lot site, landscape and structural changes. Everything from barbecues and birdcages to door ornaments and driveways is covered. Please take a look of you have fence or generator questions, pools, ponds and everything in between.

The Design Guidelines are currently being finalized and will be found on the Oak Creek website under the About Tab in the Resources section.



ARC APPLICATION AND REVIEW PROCESS

- What is ARC? Architectural Review Control Committee. Group of members who review proposed modifications to lots to ensure continuity and community standards are met.
- If you wish to make any exterior modifications to your home, such as landscape enhancements, fences, pools, or lanais you will need to submit an application to the DWOC ARC committee for review and approval. Incomplete applications will not be reviewed. If you have any questions, please contact your HOA manager.
- Please note the application process may take up to 30 days to be approved.
- The ARC Application and Guidelines can be found on the Oak Creek website delwebboakcreekhoa.com.

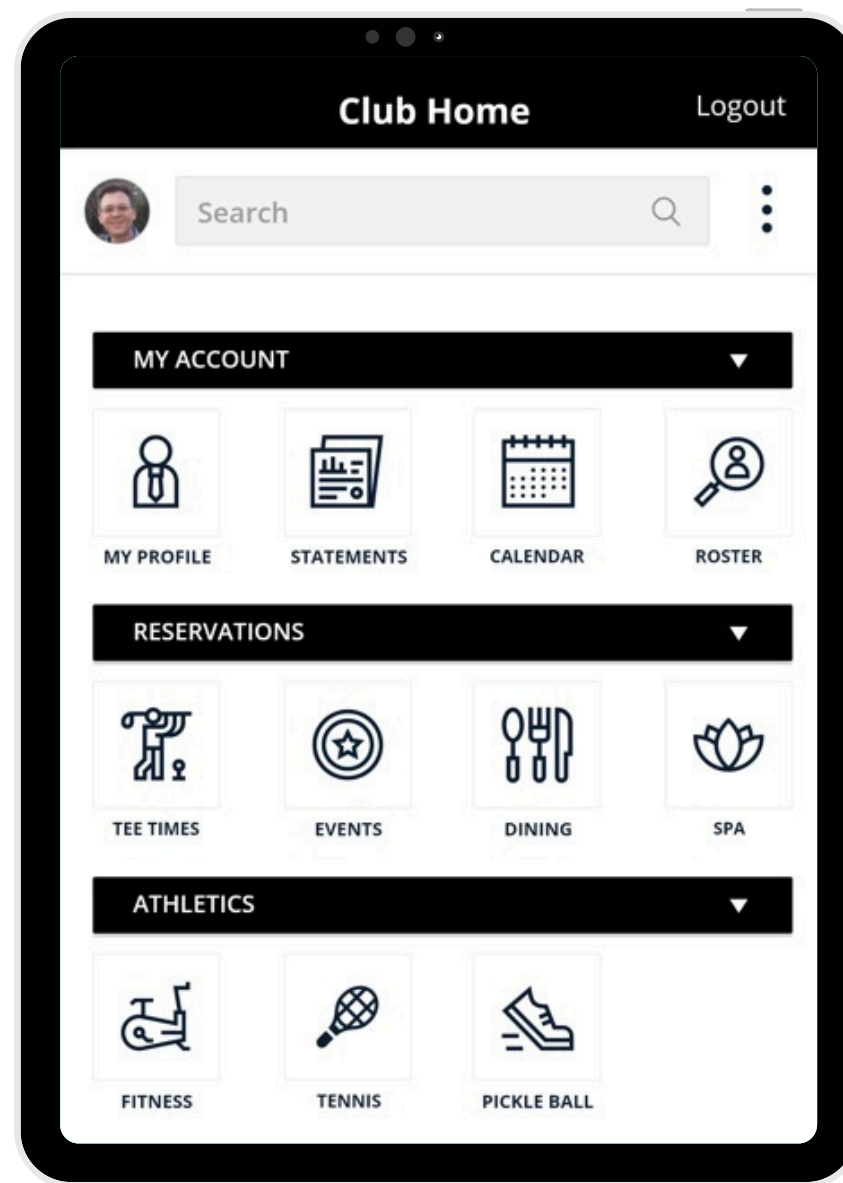
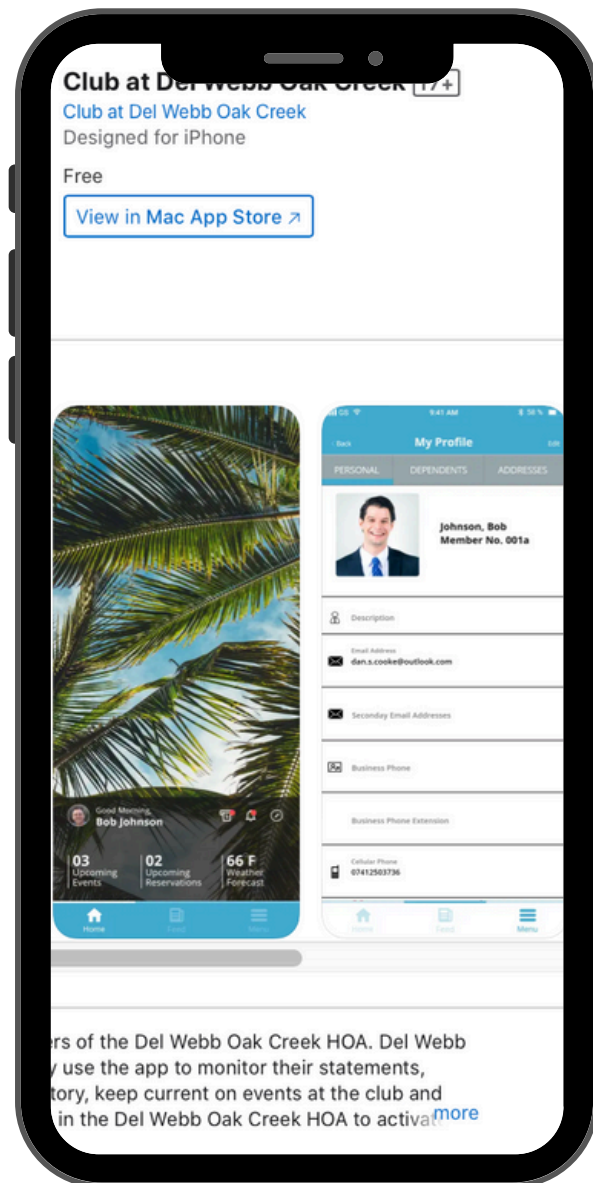


DEL WEBB OAK CREEK WEBSITES

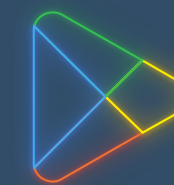
- There are 2 separate websites for the Oak Creek Community.
- The home.accessdifference.com website is only for your quarterly assessments and monthly club fees. The recommended option for paying this is through an automatic payment (ACH) to avoid convenience fees associated with other payment options. The forms are available by reaching out to oakcreek@accessdifference.com or through the manager's office.
- The delwebboakcreekhoa.com website is the member's website where all communication, resources and reservations are found.



In this world of instant gratification, our full-featured community website and mobile application provide members access to all that Del Webb Oak Creek has to offer from the palm of their hands. You can easily register for upcoming events and activities through the community website delwebboakcreekhoa.com.



To download the mobile app search for "Club at Del Webb Oak Creek" in the Google Play Store or Apple App Store.





From all of us here on Team Del Webb Oak Creek, we would like to say **THANK YOU** for choosing to join our neighborhood. We look forward to building a beautiful and thriving community with you. Please let us know if you have any questions or concerns.

oakcreek@accessdifference.com | 239.444.7337