

Del Webb[®]

OAK CREEK

FEBRUARY 2024

*HOA
Update*



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OAK CREEK

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

*October 25th
through
February 26th*

Rich & Margaret Blouin - 17362 Leaning Oak Trail

Simon & Karen Larkin - 17358 Leaning Oak Trail

Bob & Deb Segiet - 17348 Green Buttonwood Way

Kurt & Beverly Schafer - 17341 Green Buttonwood Way

Dan & Kelly Barcus - 17594 Winding Oak Lane

James & Lorra Colwell - 17314 Leaning Oak Trail

Carl & Diana Blue - 17310 Leaning Oak Trail

Jeffrey & Angela Smith - 7548 Paradise Tree Drive

Scott & Linda Pelczarski - 17346 Leaning Oak Trail

Judith Arganbright - 17322 Leaning Oak Trail

Stephen & Angela Mackinnon - 7525 Paradise Tree Drive

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Welcome TO OUR NEWEST HOMEOWNERS

*November 27th
through
February 26th*

Michael & Sandra Hamilton - 7068 Del Webb Oak Creek Blvd.

Dennis Smith - 7109 Del Webb Oak Creek Blvd.

Joseph & Shari Bleuer - 17334 Leaning Oak Trail

Alide Jarbeau - 17372 Leaning Oak Trail

Mark & Amy Cacozza - 17318 Leaning Oak Trail

John & Carleen O'Malley - 7469 Blue Salvia Drive

Anthony Parisi & Kay Ellen Marbeth - 7020 Chapel Creek Lane

David & Cathy Beemer - 17595 Winding Oak Lane

William & Lorraine Cromack - 7536 Paradise Tree Drive

Randy & Constance Fry - 7089 Del Webb Oak Creek Blvd.

Steven & Darcy Beagan - 7099 Del Webb Oak Creek Blvd.

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Welcome TO OUR NEWEST HOMEOWNERS

*November 27th
through
February 26th*

Anthony & Barbara DiCiacce - 7532 Paradise Tree Drive

Leslie Plumb - 7036 Chapel Creek Lane

Theresa Edwards - 7040 Chapel Creek Lane

Dennis & Lynn Marquardt - 17392 Leaning Oak Trail

Jeffrey & Marcia Baker - 17330 Leaning Oak Trail

David Sellman & Kevin Wah - 7044 Chapel Creek Lane

Louis & Veronica Grasso - 7095 Chapel Creek Lane

John & Susan Saba - 7016 Chapel Creek Lane

Brian & Lisa Crane - 7080 Del Webb Oak Creek Blvd.

Mark & Christine Battaglia - 17387 Leaning Oak Trail

James & Lisa Graszner - 17586 Winding Oak Lane

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Welcome TO OUR NEWEST HOMEOWNERS

*November 27th
through
February 26th*

Ronald & Kelly Lauts - 17315 Green Buttonwood Way

Kenneth & Charlotte Creech - 7487 Blue Salvia Drive

Noel & Kuasin Engebretson - 7085 Chapel Creek Lane

Gregory & Margaret Seaton - 7012 Chapel Creek Lane

Daniel Curtenius - 7072 Del Webb Oak Creek Blvd.

Gary & Linda Fredericks - 17371 Leaning Oak Lane

Terrence & Susan Hanlon - 17345 Green Buttonwood Way

Bruce & Anne DarConte - 7079 Chapel Creek Lane

James & Margaret Landgraf - 7019 Chapel Creek Lane

Randy & Lisa Thomas - 7023 Chapel Creek Lane

Shelby Jonas - 7008 Del Webb Oak Creek Blvd.

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Welcome TO OUR NEWEST HOMEOWNERS

*November 27th
through
February 26th*

Jody & Karen Bertrand - 7065 Del Webb Oak Creek Blvd.

Robert Boyd & Cara Besh - 7081 Del Webb Oak Creek Blvd.

Howard & Ellen Jimmerson - 7042 Del Webb Oak Creek Blvd.

Leslie Bloom - 7052 Chapel Creek Lane

Norman Dickman & Deborah Dorne - 7056 Chapel Creek Lane

Gerald & Lora Bronersky - 7541 Paradise Tree Drive

Michael Mikolaizyk - 17582 Winding Oak Lane

Walter & Jeanne Kopczynski - 7089 Chapel Creek Lane

Michael & Laura Pinto - 7073 Chapel Creek Lane

Thomas & Lana Hough - 7009 Del Webb Oak Creek Blvd.

Miguel & Darlene Balagot - 7049 Del Webb Oak Creek Blvd.

Philip & Diane Hermann - 7032 Del Webb Oak Creek Blvd.

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JANUARY RECAP

Activities | Events | Fitness | Wellness | Social

- Saturday, January 13 - Seafood Boil
- Stretch & Tone Fitness Classes were held on Tuesdays through the month of January
- Pump It Up Fitness Classes were held on Saturdays through the month of January



FEBRUARY RECAP

Activities | Events | Fitness | Wellness | Social

- Tuesday, February 13 - Monthly New Homeowner Presentation
- Tuesday, February 13 - Champagne & Chocolate Event
- Tuesday, February 20 - Monthly Virtual Lifestyle Chat
- Tuesday, February 27 - Monthly HOA Presentation
- Stretch & Tone Fitness Classes were held on Tuesdays through the month of February
- Pump It Up Fitness Classes were held on Saturdays through the month of February



MARCH PREVIEW

Activities | Events | Fitness | Wellness | Social

- Tuesday, March 12 - Monthly New Homeowner Presentation
- Tuesday, March 19 - Monthly Virtual Lifestyle Chat
- Tuesday, March 26 - Monthly HOA Presentation
- 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
- St. Patty's Day Celebration - TBD
- Thursday, March 14 - National Potato Chip Day



HOA & AMENITY CENTER UPDATE





PICKLEBALL & BOCCE COURTS

Construction continues on the Pickleball & Bocce Courts in the Oak Creek community. There is currently no update as to the completion date of this project as we are awaiting certificate of occupancy from the county.



PICKLEBALL & BOCCE COURTS

Construction continues on the Pickleball & Bocce Courts in the Oak Creek community. There is currently no update as to the completion date of this project.



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.



SWIMMING POOL

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



LANDSCAPE ENHANCEMENTS

Landscape Enhancements at the front entrance of the community are currently underway for the fall/holiday season. Paver bricks are currently being added to the entrance into the community.



LANDSCAPE ENHANCEMENTS



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

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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.



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SUNNYGROVE LANDSCAPING & IRRIGATION

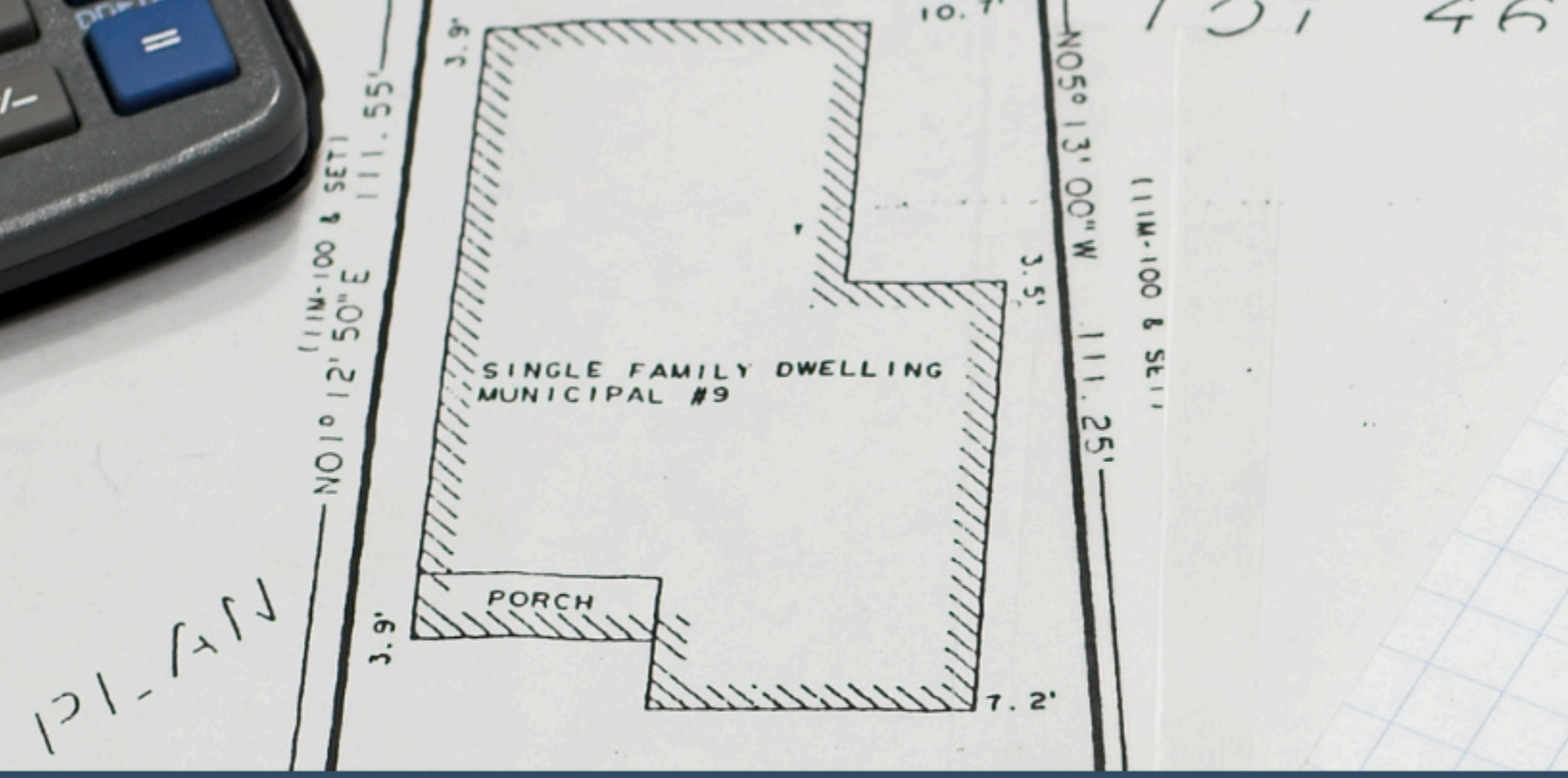
Sunnygrove is pleased to provide lawn maintenance and irrigation services for your home in the Del Webb Oak Creek Community.

How to Report Issues with Landscaping and Irrigation:

- **Submit the request via the 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

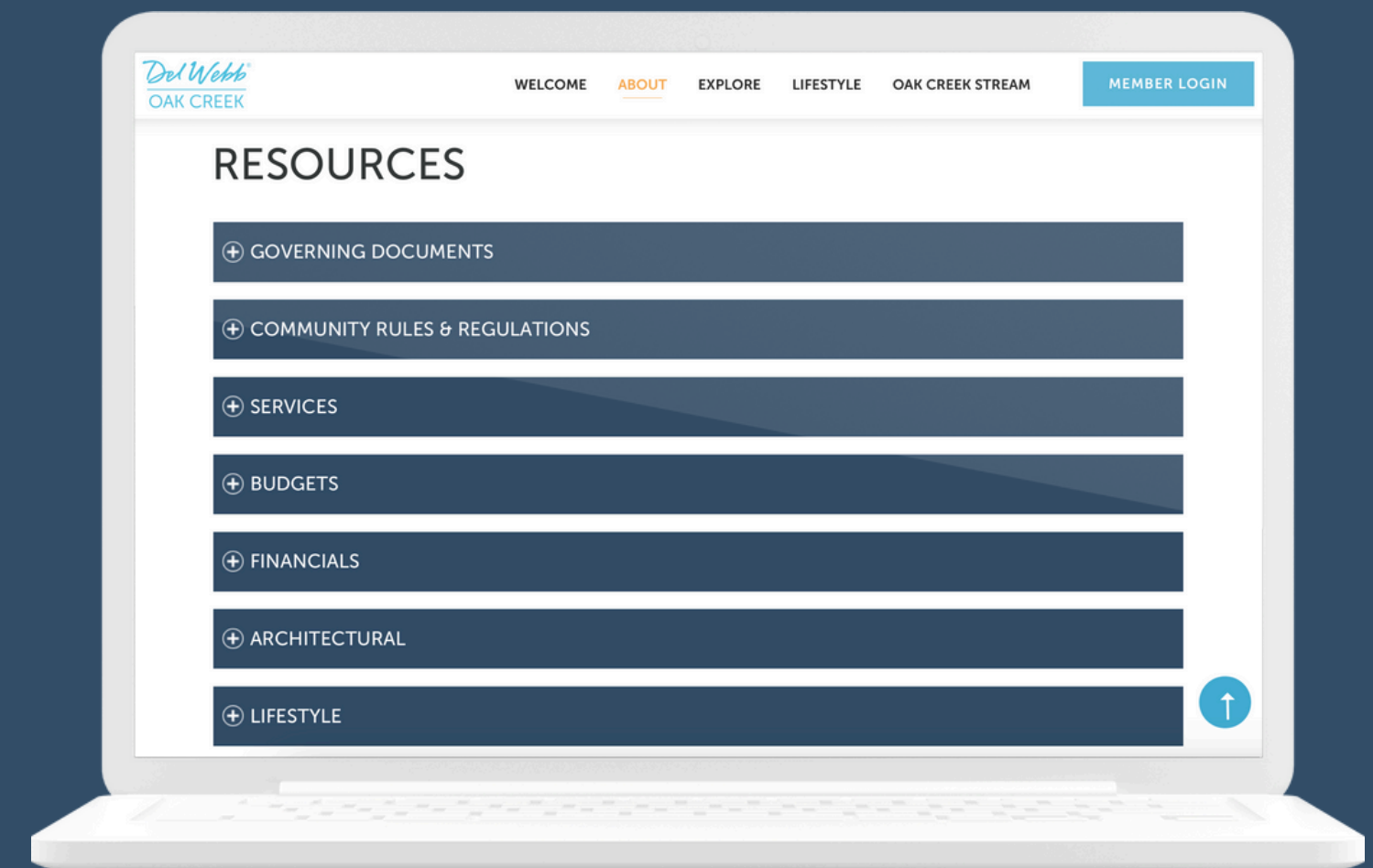
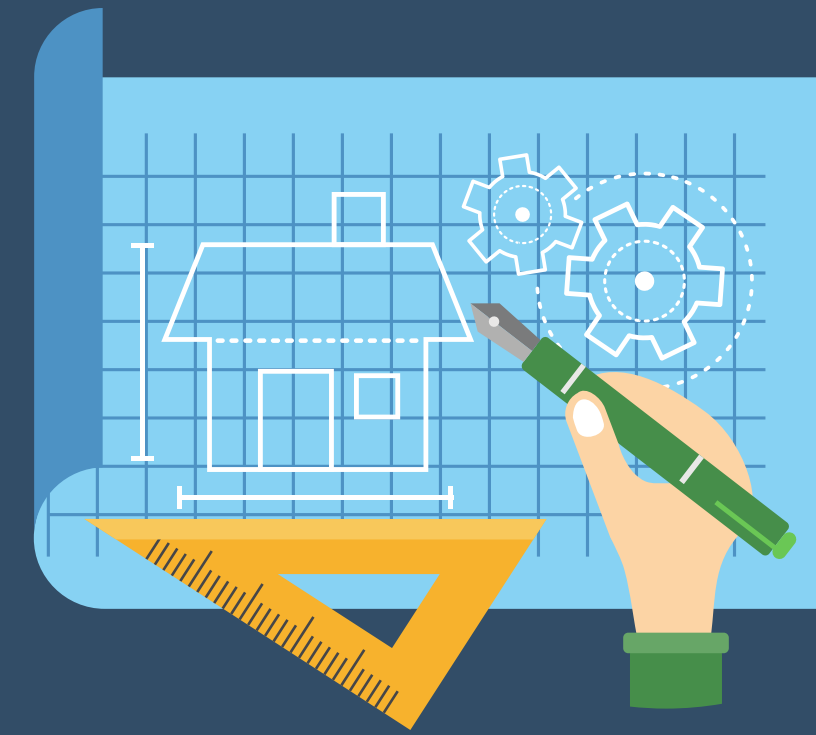
Please remember to alter, modify or install anything on your lot, you must go through the Architectural Approval Process. For more information or questions regarding the Architectural Approval Process, we will be happy to help walk you through it.

- 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.

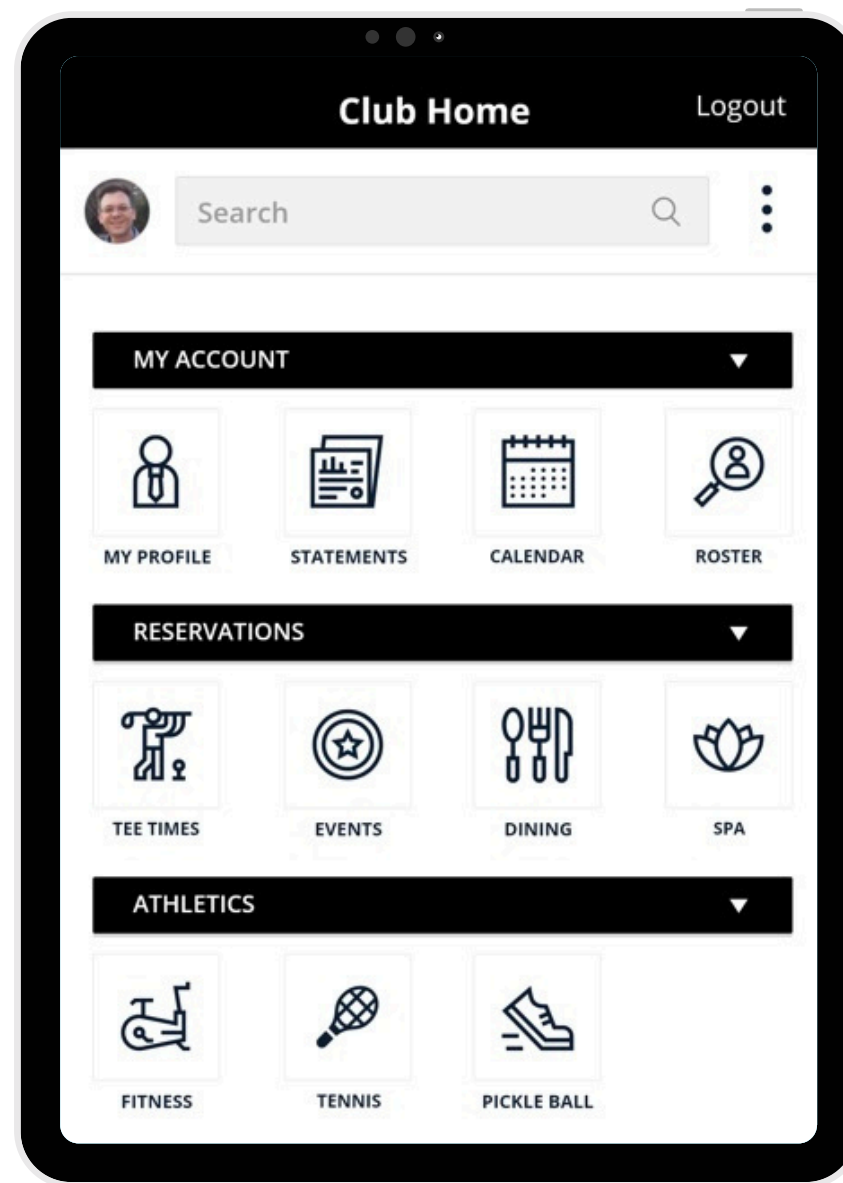
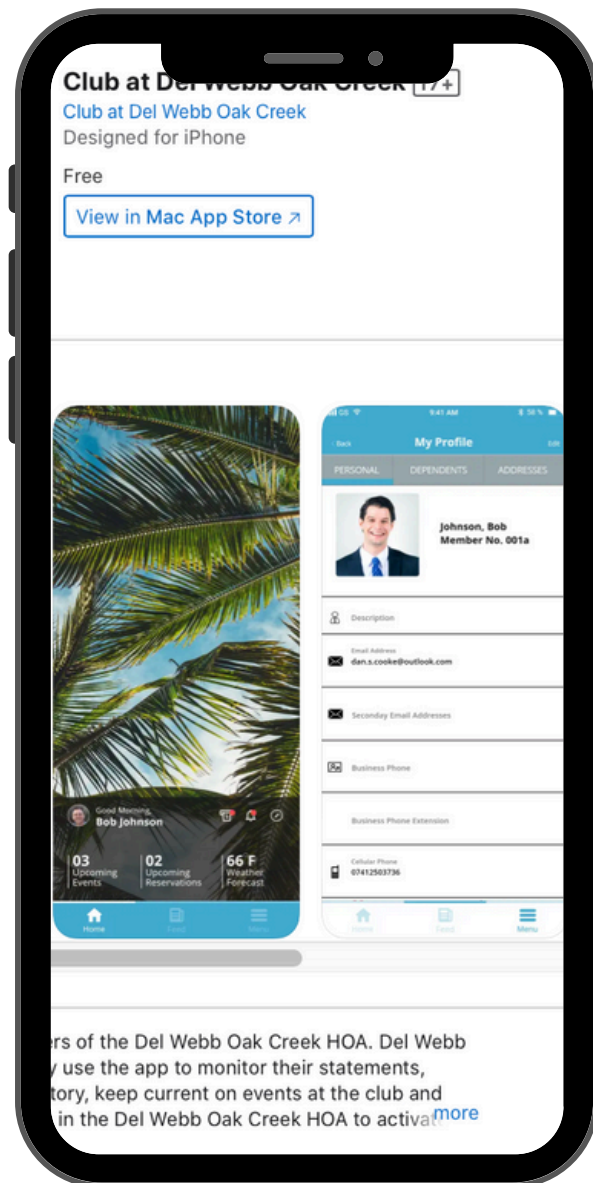


ARC APPLICATION AND REVIEW PROCESS

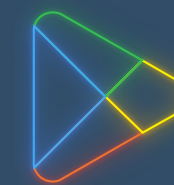
- What is ARC? Architectural Review Control Committee. Group of members who review proposed modifications to lots to ensure continuity and community standards are met.
- If you wish to make any exterior modifications to your home, such as landscape enhancements, fences, pools, or lanais you will need 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.



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