



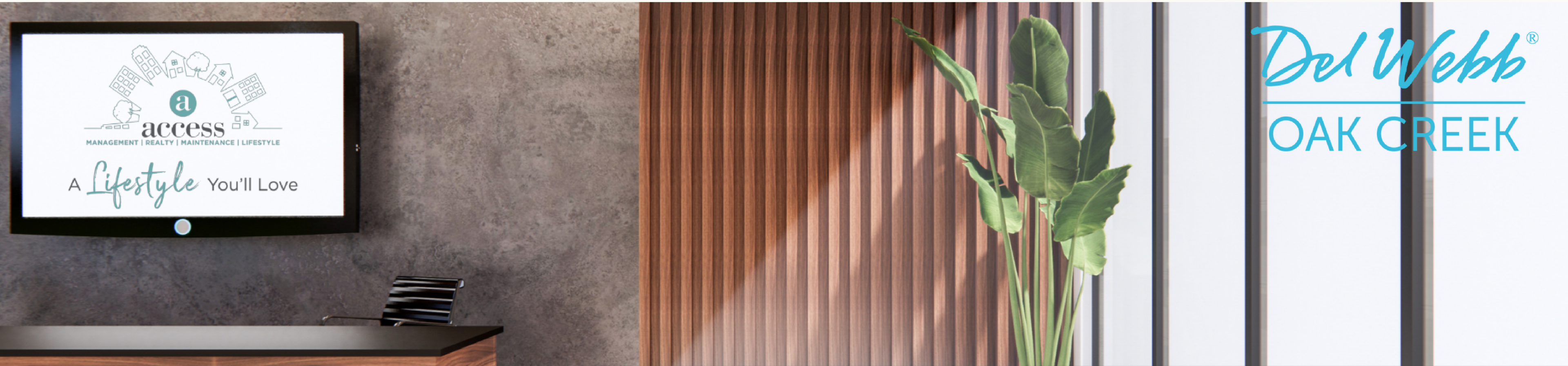
Del Webb®

OAK CREEK

JUNE 2023

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

*May 22nd
through
June 26th*

Michael Rasche & John Spectro - 7526 Paradise Tree Drive

Maria Vega - 7521 Paradise Tree Drive

Alan & Anna Molin - 17579 Winding Oak Lane

Cassie Carter - 7518 Paradise Tree Drive

John & Pam Ranallo - 7553 Paradise Tree Drive

Terry & Juanita Morehead - 7561 Paradise Tree Drive

Bruce Klefstad - 17583 Winding Oak Lane

Warren & Yvonne Williams - 17591 Winding Oak Lane

Preston & Kathleen White - 7505 Paradise Tree Drive

Paul Pankiewicz & Judith Baxter - 17574 Winding Oak Lane

Jeffrey & Christine Adler - 7493 Blue Salvia Drive

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JUNE RECAP

Activities | Events | Fitness | Wellness | Social

- The 2nd Tuesday of Every Month - The Virtual New Homeowners Orientation was held on 4/11 and we had two new homeowners participate in the virtual meeting.
- The 3rd Tuesday of Every Month - Virtual Lifestyle Update which was to be held on 4/18 was rescheduled for this month.
- The 4th Tuesday of Every Month - Virtual HOA Update was held on 4/25 and we had over 40 homeowners pre-register for this event.
- Friday, June 16 - Brews & BBQ Event - We had over 65 homeowners attend the event.
- Thursday, June 22 - Oak Creek Book Club - We had over 10 homeowners sign up for the club event.



JULY PREVIEW

Activities | Events | Fitness | Wellness | Social

- The 2nd Tuesday of Every Month - The Virtual New Homeowners Orientation will be held on 7/11
- The 3rd Tuesday of Every Month - Virtual Lifestyle Update will be held on 7/18
- The 4th Tuesday of Every Month - Virtual HOA Update will be held on 7/25
- Wednesday, July 5 - Yoga & Body Sculpt Classes begin
- Friday, July 7 - Musical Bingo
- Wednesday, July 19 - National Hot Dog Food Truck Event



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

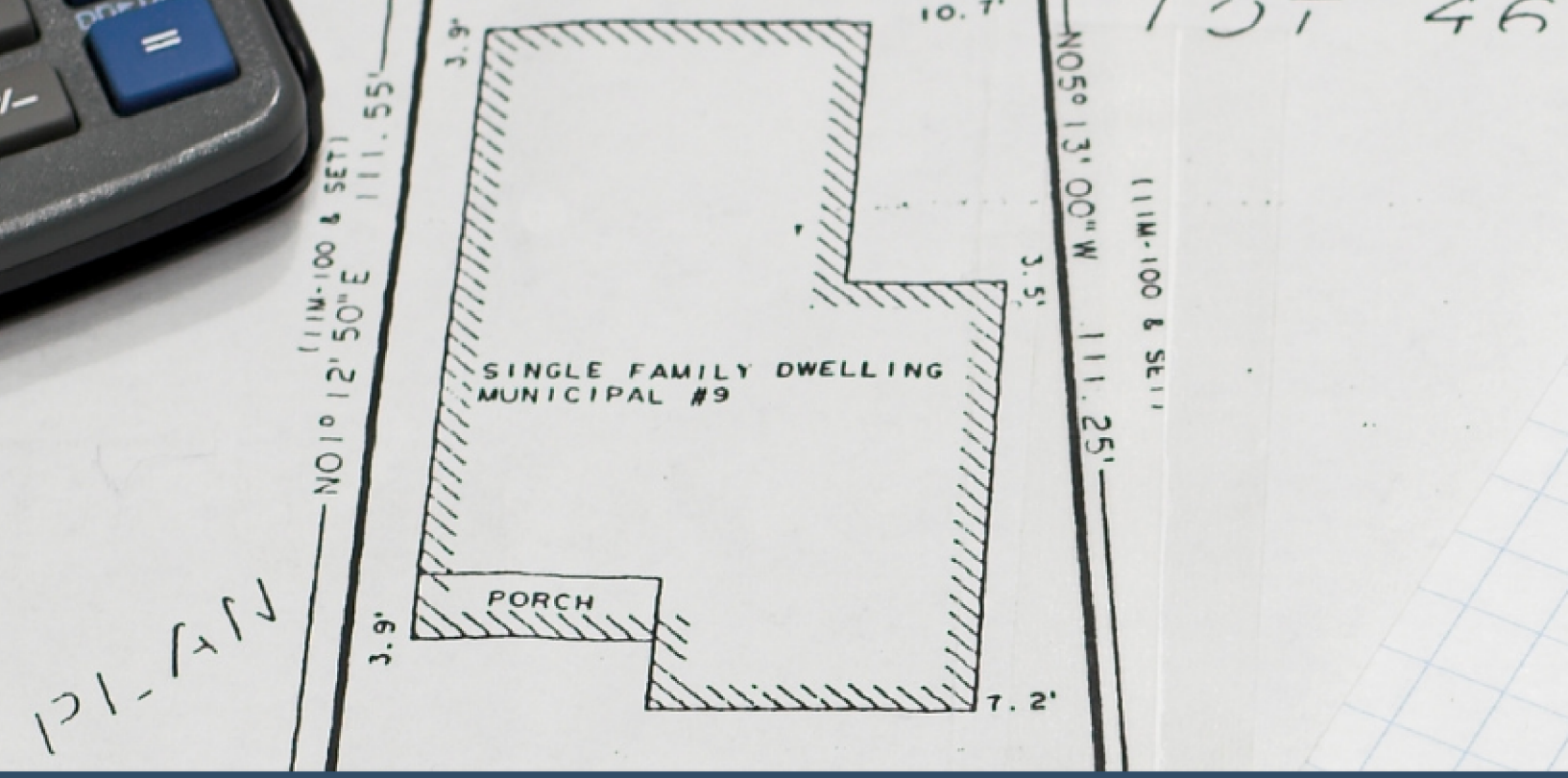
Sunnygrove is pleased to provide lawn maintenance and irrigation services for your home in the Del Webb Oak Creek Community.

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

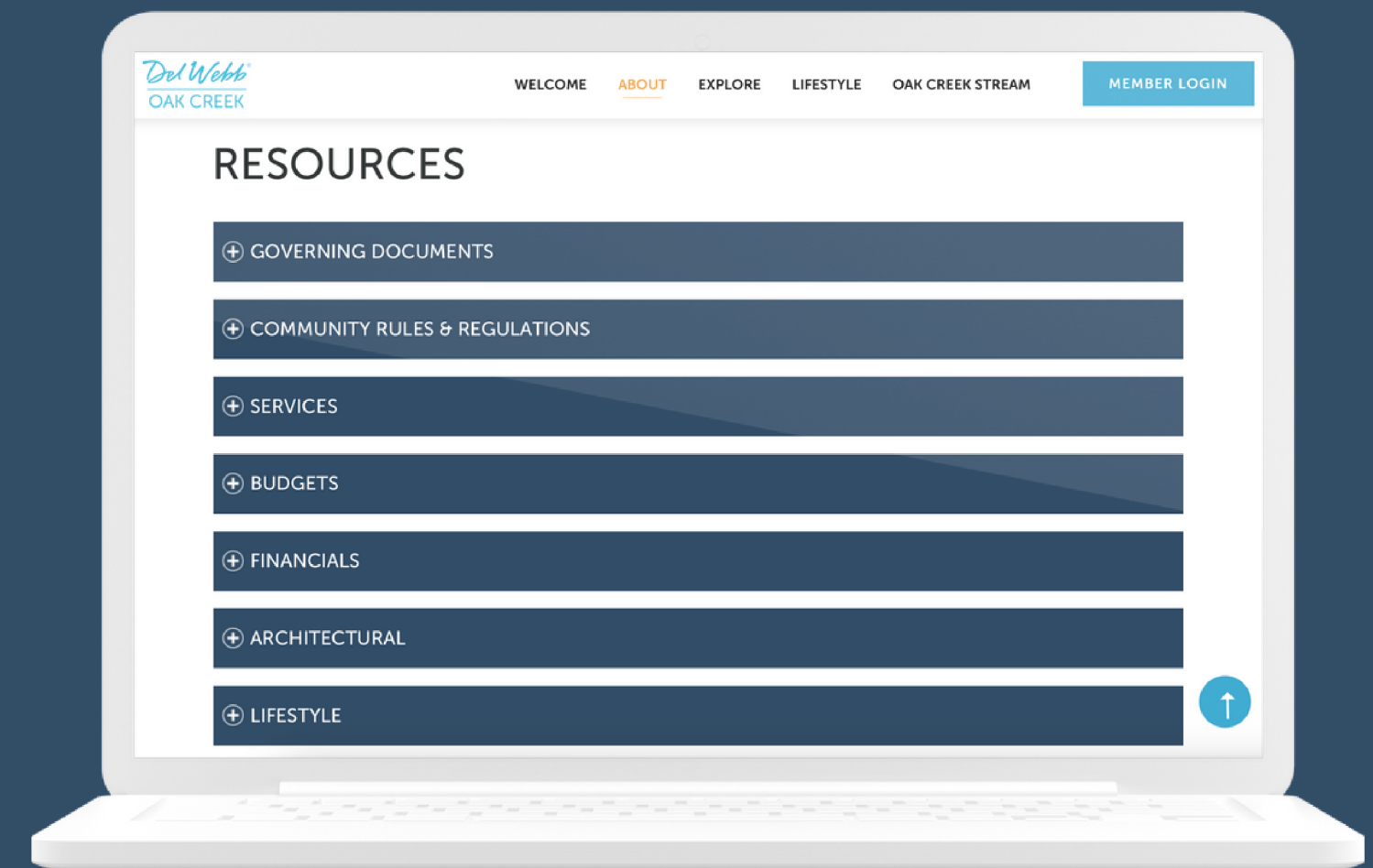
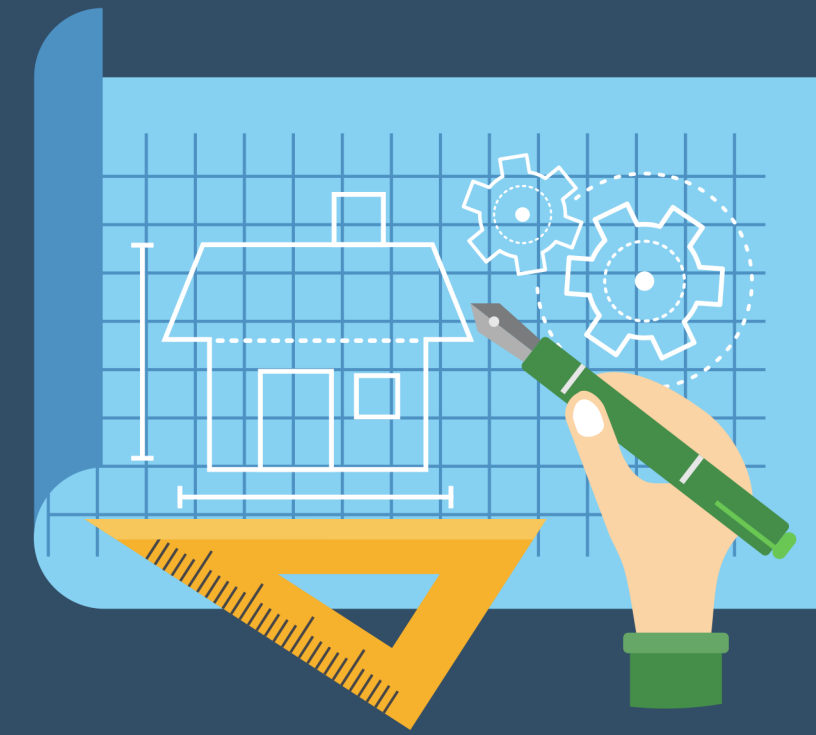
Please remember to alter, modify or install anything on your lot, you must go through the Architectural Approval Process. For more information or questions regarding the Architectural Approval Process, we will be happy to help walk you through it.

- 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.

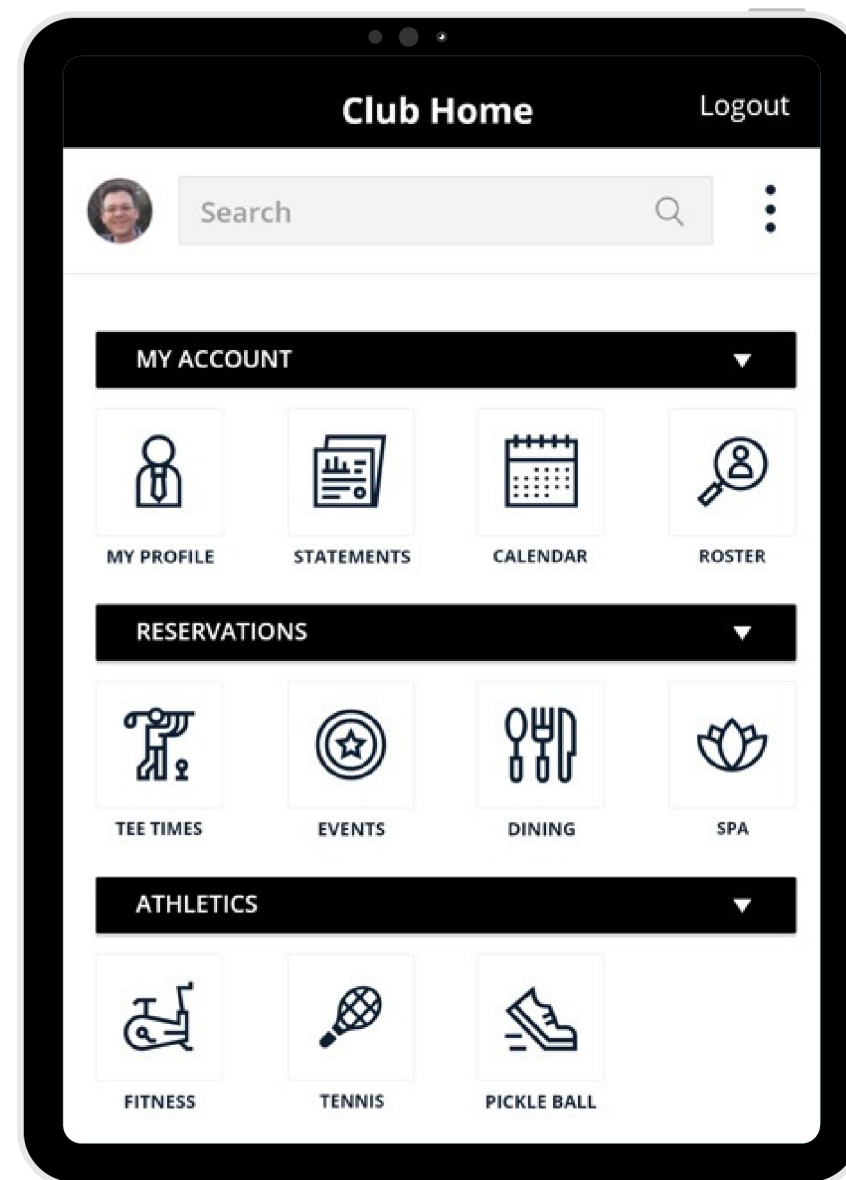
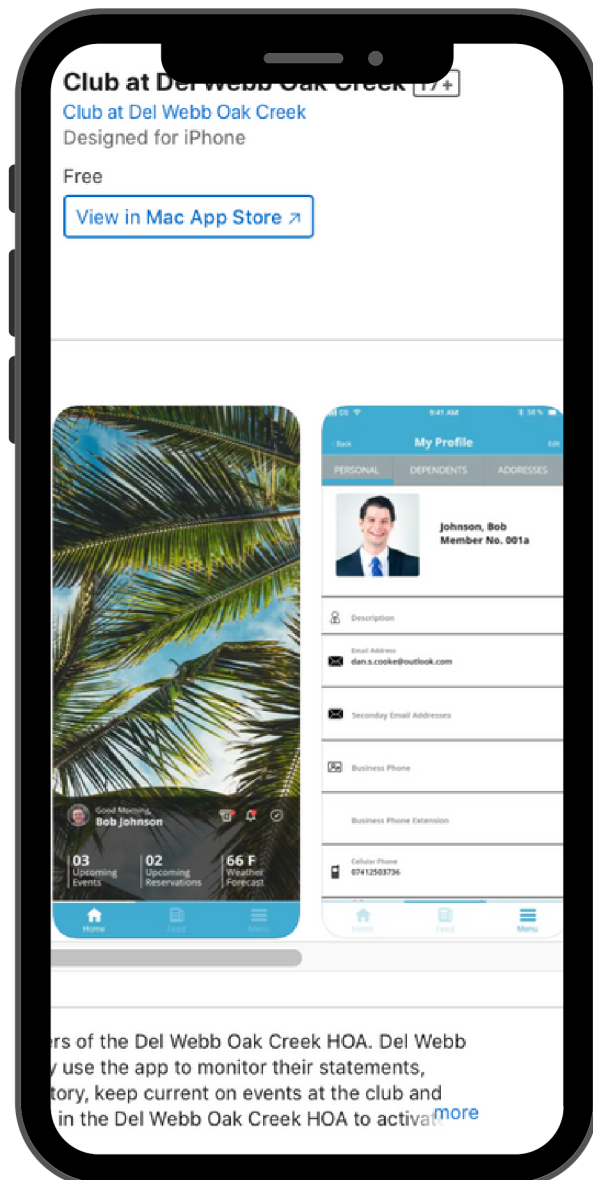


ARC APPLICATION AND REVIEW PROCESS

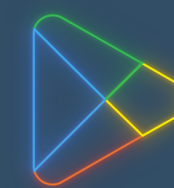
- What is ARC? Architectural Review Control Committee. Group of members who review proposed modifications to lots to ensure continuity and community standards are met.
- If you wish to make any exterior modifications to your home, such as landscape enhancements, fences, pools, or lanais you will need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