



May 1, 2023

Greetings Meeker Creek Homeowners

Winter's cold days and long nights, and the last of the snow has left us for now. Spring is here; April showers have led to our beautiful May flowers. Looking around Meeker Creek it is apparent the annual "transformation" has begun. I love walking around the neighborhood and seeing all the improvements, the projects, and the landscaping taking place in our community, keep up the good work, it's something to be proud of. Meeker Creek has continuously been the premiere neighborhood in Butler Township and it's a great goal to keep that status. I hope everyone has a great Summer!

HOA DUES

Effective June 1, 2023, our annual HOA dues will be raised to \$384. This increase was unanimously approved at the annual homeowner's association meeting in December. Although the HOA bylaws allow the Trustees to review and raise the annual dues at their discretion, it was imperative to include the homeowners in this difficult and important decision.

The annual dues have not changed since they were first adopted in October of 1998. Our ability to maintain the landscaping, mowing, lighting, ponds, and irrigation at a level commensurate with the quality of our community of homes, simply cannot be met with funds based upon a 25-year-old operating budget. This increase will allow us to focus on the upkeep of the services and to continue to operate the lighting, pond equipment and to provide landscape maintenance that had been neglected.

Our HOA Treasurer will be sending new invoices for \$128, the adjusted amount for the new retroactive HOA fee, around the 15th of May, they are due June 30, 2023. Please feel free to contact me, Garrison Seale, with any questions or concerns you may have about this increase.

****As a quick reference point; the \$256 annual HOA dues from 1998 adjusted to 2023 dollars would be \$471.05.**

Bylaws & Homeowner's Improvement Application

A copy of The Meeker Creek Homeowner's Association's bylaws can be found on our website@ <https://www.mcreekhoa.net> or our private, closed group Facebook page@ <https://www.facebook.com/groups/meekercreekhoa>

A Homeowner Improvement Application (HIA) is required for most major improvements in order to obtain HOA board approval prior to commencing work. Improvements to both home and/or landscaping require an HIA, including roof replacement. The HIA is also on our Meeker Creek web site at www.mcreekhoa.net and on our Facebook page @ <https://www.facebook.com/groups/meekercreekhoa>

Recycling and Yard Waste

Several new Residents have inquired about recycling. Rumpke, with their contract through Butler Township, will accept yard waste mixed in with the weekly trash, in any type of trash bag. Our service will take six bags of trash a week, up to sixty pounds. Additional sticks and limbs can be set out for weekly collection if it is tied in individual bundles, not to exceed four feet in length and twenty-four inches in diameter.

Leaf collection is also available from October 15 through Dec 15 of each year, leaves can be set out for collection, each week with regular delivery, in biodegradable bags with a capacity limit of fifty pounds,

As apart of our service Rumpke will also pick up bulk items on the same day as our regular trash service. Bulk item pick up must be scheduled through Rumpke Customer Service at 1-800-223-3960 at least 48 hours before your next pickup day. Rumpke does charge for items requiring Freon removal

Montgomery County also offers recycling of ALL yard materials at no cost. They also will accept electronics, paints, and many other items at no cost. Larger trash items can also be disposed of on a price per pound basis, well worth the price just to get rid of some things.

They are located at 2250 Sandridge in Moraine, right off of I-75. Visit www.mcswd.org for additional information.

Usual Reminders

THE SPEED LIMIT IS 25 MPH

...WE HAVE NEW FAMILIES WITH YOUNG CHILDREN, LET'S ALL KEEP THEM SAFE

Bylaw 6.11: No golf cart, tent, trailer of any kind, or similar structure, and no truck, trailer, camper, or boat or anything other than operative automobiles shall be kept, placed, maintained, constructed, or repaired, other than in an enclosed garage... (B) the word “trailer” shall include trailer coach, house trailer, mobile home, automobile trailer, camp car, camper, or any other vehicle, whether or not self-propelled, constructed or existing in such a manner would permit the use and occupancy thereof for human habitation, for storage, or the conveyance of machinery, tools or equipment, whether resting on wheels, jacks, tires or foundation.

PLEASE HAVE YOUR LIGHTPOLES IN WORKING ORDER AND TURNED ON EVERY NIGHT: We continue to have homeowners' light poles in need of service; we ask that you complete repairs as soon as possible to ensure they are on every evening at dusk. This is not ONLY a community safety concern it is in our by-laws and must be adhered to.

Regular On-Street Parking is not allowed for the neighborhood, and we continue to address this issue with our homeowners. We realize that parking in the street is necessary for short durations with maintenance workers and guests, but homeowners are asked to refrain from parking on a regular basis on-street.

Vacationing this year? Butler Township Police recommends you notify them via the website, www.butlertownship.com. Click on the “Police Department” and fill out the vacation form for periodic vacation house checks.

In the future we would like to move to an electronic newsletter, saving money, ink, paper, and postage. It will be a more effective tool to send out a monthly bulletin or quarterly letter via email. If we do not currently have your email address, we are in the process of building the database, it would help in our endeavors if you could send your email address to MEEKERCREEKHOA@GMAIL.COM and help us complete this task, your assistance and cooperation is great appreciated.

Please feel free to contact me with any concerns, issues, or great ideas you may have for Meeker Creek, I'd enjoy the input AND hearing from you.

Garrison Seale, President

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