

Welcome to Woodcreek Community

Woodcreek is a community of about 150 homes that started in 1979 and is still going strong. It offers a pleasing variety of home styles and sizes, each set on about an acre or more of treed lots with woods, walking trails, a lake, and waterfalls. Woodcreek also features two community pools (one for the little ones), tennis/pickleball courts, a playground, and a gazebo.

The Home Owners Association is operated primarily by volunteers. However, Towne Properties Management has taken on selected responsibilities (such as collecting annual dues). Dues are determined by anticipated budgetary needs and usually range from \$650 to \$750 per year. They must be paid by April 1st each year.

What can you expect from the HOA:

- Maintenance/operation of the swimming pools
- Trail maintenance
- Landscaping in public areas, including the front entrance, around the pool, and recreation area.
- Oversight of residential improvements/updates
- Ensuring HOA covenants are followed by residents

Please review the enclosed pages, especially the FAQ and Septic System Guidelines.

1. Information about the pool, tennis, pickleball & basketball courts (access, rules, season open/close dates, etc.)
2. Your Woodcreek septic system guidelines (and the importance of maintaining your system)
3. Woodcreek Good-To-Know-Stuff
4. Committees
5. Trail Map

Woodcreek Community

Tennis / Pickleball / Basketball Courts

The Courts are to be used by residents of Woodcreek and accompanied guests.

Courts are to be used for tennis/pickleball and basketball only.

Please adhere to these rules to protect the courts and ensure the longevity of this neighborhood feature.

- No pets are allowed on the courts.
- No bicycles, rollerblades, or skateboards, as these could damage the court.
- No food or glass containers.
- Do not abuse the net or other equipment.
- Keep gates closed at all times.

Woodcreek Community Pool

A. Use of facilities

The Woodcreek Homeowners Association (hereafter referred to as "Woodcreek") pool is a community facility intended for residents' private use and personal enjoyment. All Woodcreek residents in good standing with dues are entitled to use the pool facilities. Residents who are not in good standing with association dues are subject to revocation of pool and other facility use privileges. Pool Rules and Regulations are intended to provide maximum benefit to residents while maintaining a safe and wholesome environment.

- All persons using the pool agree to abide by the rules and regulations set by the HOA Board members and Pool Facility Committee. Residents may use the pool facilities at their own risk and expense. Woodcreek and Pool Facility Committee assumes no responsibility for any accident or injury during such use or for any loss or damage to personal property. Residents are responsible for the actions of their children and guests.
- The Board of Trustees has delegated to the pool management company the responsibility of day-to-day maintenance of order, safety, and cleanliness in and around the pool area. The pool management company and staff will provide one visit per day to provide pool service and restroom service. Residents are responsible for cleaning outside of that one visit. Any questions or concerns about the services provided by the pool management company should be directed to the HOA Board Members and/or Pool Facility Committee for follow-up.
- The HOA Board Members and/or Pool Facility Committee have the authority to require anyone to immediately and temporarily leave the pool facility for infractions of the rules, inappropriate behavior, or when safety is threatened.

Pool Fobs: Residents will use the pool fob assigned to the homeowner to enter and exit the pool gate. This gate must stay closed at all times. One pool fob is assigned per household, and it is the responsibility of the resident to provide access to the pool area to additional family members and guests. The cost to replace a lost key fob is \$75. Residents will contact an HOA Board member or member of the Pool Facilities Committee if they need a replacement key fob.

Note: The HOA asks that any Woodcreek homeowners who sell their homes leave their pool fobs behind for the new owners.

Guests: Houseguests and in-town immediate relatives of residents are permitted to use the pool. Guests are limited to a maximum of 10 per household and must be accompanied by a resident.

Children: There will be no lifeguard on duty. Therefore, residents are ultimately responsible for the safety and behavior of their children and guests. Residents must be at least 11 years old to attend the pool unsupervised and may not supervise children of any age. Children younger than 10 must be accompanied and supervised by a responsible person aged 13 years or older. Children older than 5 years of age are not permitted in the wading pool.

B. Weather Policy

Standard pool operation requires immediate closure of the pool if lightning, thunder, heavy rain, or severe weather is present in or around the area. All residents and guests should exit the pool and wait 30 minutes until after the last lightning strike before re-entering the pool. It is the responsibility of the resident to watch for severe weather and take precautions.

American Red Cross Advisory Council on First Aid, Aquatics, Safety and Preparedness

"Because of the potentially severe consequences of being struck by lightning (e.g., death, permanent neurologic impairment, severe burns), it makes the most sense to err on the side of safety and ask patrons of both indoor and outdoor to leave the water immediately and stay in an identified safe area free from contact with water, plumbing, or electrical circuits until 30 minutes after the last lightning sighting or thunder sound."

C. Health and safety

The pool may be closed at the discretion of the Pool Management company, HOA Board and/or Pool Facility Committee in case of operational breakdown, contamination, or other conditions, which, in the opinion of the HOA Board Members and/or Pool Facility Committee Pool Manager, present a danger to the health and safety of pool patrons. No person shall use the pool facilities unless the pool is officially open.

- Persons with obvious infections (colds, lesions, open sores, etc.) will not be allowed in the pool. Everyone is responsible for their sanitary habits, and anyone displaying improper behavior will be asked to leave the pool area. Children who are not toilet trained must wear a swimming diaper. Disposable and cloth diapers are not permitted.
- Smoking, vaping, or using any tobacco product or e-cigarettes is not permitted within the confines of the fenced pool area, including the restrooms, or within 20 feet of the pool house and entrance to the pool area.
- Glass and other breakable objects are not permitted in the pool area.
- Steps and ladders into the main pool are to be used for ingress and egress purposes only and shall always be kept clear. Sitting or playing on the steps or the ladders is not permitted.
- All trash and recyclables must be placed in containers provided for this purpose. Keeping the pool area clean is everyone's responsibility. Residents are responsible for wiping their tabletops, sweeping under their tables, and picking up trash.

D. Rules of conduct

- Swimmers must wear appropriate bathing attire. Street clothes are not permitted in the pool.

- Running, pushing, wrestling, punching, standing on another's shoulders, spitting, somersaulting from the sides of the pool, or any other action that, in the view of HOA Board Members and Pool Facility Committee, detracts from maintaining a safe and healthy environment is prohibited. Any unsafe behavior reported to HOA Board Members or the Pool Facility Committee will be reviewed through video and could lead to revocation of pool privileges.
- Pool furniture is prohibited in the pools. The pool management company may straighten deck furniture in the morning, but residents are responsible for returning all furniture to its original location after use. Residents must return chairs to tables, close and secure umbrellas. Furniture must not impede line of vision for parents or pedestrian traffic around the pool.
- No pets, except qualified service animals for the disabled, are permitted in the pool area. Domestic canines are allowed only during the end-of-year "Doggie Swim."
- Disruptive behavior will not be tolerated and is prohibited. Foul or abusive language and any other disruptive behavior that detracts from a safe, responsible, and pleasant family atmosphere are strictly prohibited.

E. Food and drink

- No eating/drinking is permitted in or in the immediate area of the pool. Food may only be consumed in or around the tables.
- Beverages must be in plastic or unbreakable containers. Glass or breakable containers are not allowed in the pool area.
- Pool patrons must clear their food, trash, and personal belongings promptly so that the tables are available to other patrons.

F. General

Open daily 10am - 10pm

- The pool is not available for after-hours use or to be rented for private parties.
- The entrance gate to the pool area must remain closed at all times.
- If a swimmer is using an area to swim laps, others should stay clear as to not impede the lane.
- Large games (volleyball or football throwing) will be limited when the pool is crowded.
- No bikes, scooters, or similar equipment are allowed inside pool gates.
- The telephone is for emergency (911) calls only.
- Floatation devices, pool toys, etc., are permitted. Small toys or other items that could impact the operation of the pool systems are prohibited. All toys must be removed from the pool and stored in the deck boxes at the end of the day. It is the resident's responsibility to put toys away after use.
- Violating any pool rule and/or failing to obey the pool rules and regulations may result in the loss of pool facility privileges.

Your Woodcreek Septic System Guidelines

All the homes in the Woodcreek communities have a septic system for waste. We do not have sewers here. While each house may have a different kind of system (determined by the original builder and your home size) it is up to the homeowner to ensure it is operating correctly at all times.

Clermont County Public Health inspects all septic systems about every 18 months to ensure proper operation. If your system passes inspection, you'll be charged a permit fee (in the past, it was \$35; it may be higher in 2025 and beyond). If the inspector discovers your system is not operating correctly you will be given 30 days to have it repaired or corrected or be fined.

PLEASE NOTE: IT IS THE RESPONSIBILITY OF EACH HOMEOWNER TO MAINTAIN THEIR SYSTEM TO ENSURE IT PASSES INSPECTION. IF THE COUNTY DETERMINES ENOUGH WOODCREEK HOMEOWNERS ARE NOT MAINTAINING THEIR SYSTEMS AS REQUIRED, THE COUNTY CAN DECIDE TO INSTALL SEWER LINES THROUGHOUT THE COMMUNITY AT THE HOMEOWNERS' EXPENSE. THE COST FOR THE PROJECT WILL BE ASSESSED TO EACH PROPERTY OWNER THROUGH THEIR PROPERTY TAXES, AND EACH PROPERTY WILL BEGIN RECEIVING REGULAR UTILITY BILLS FOR SEWER SERVICE.

The first step to maintaining your system is not treating it like a trash can. Never flush anything besides human waste and toilet paper. Never flush:

- Cooking grease or oil
- Chlorine
- Discharge from water softeners
- Disinfectants
- Disposable baby diapers
- Kleenex/Puffs with Lotion
- Non-flushable wipes, such as baby wipes or other wet wipes
- Photographic solutions
- Metallic objects
- Mud
- Feminine hygiene products
- Condoms
- Dental floss
- Diapers
- Cigarette butts
- Coffee grounds
- Cat litter
- Paper towels
- Plastics
- Sticks/toothpicks
- Wires
- Pharmaceuticals
- Household and/or harsh chemicals like gasoline, oil, grease, pesticides, antifreeze, and paint or paint thinners

Think at the sink!

Your septic system contains a collection of living organisms that digest and treat household waste. Pouring toxins down your drain can kill these organisms and harm your septic system. Whether you are at the kitchen sink, bathtub, or utility sink:

- Avoid chemical drain openers for a clogged drain. Instead, use boiling water or a drain snake.
- Never pour cooking oil or grease down the drain.
- Never pour oil-based paints, solvents, or large volumes of toxic cleaners down the drain. Even latex paint waste should be minimized.
- Eliminate or limit the use of a garbage disposal. This will significantly reduce the amount of fats, grease, and solids that enter your septic tank and could clog the drain field.

Most septic systems have holding tanks that must be pumped out periodically, usually every two to five years, depending on the size of the system. Clermont County can provide a list of service providers who can do that. Most of them can also provide service when needed. Septic systems should not smell. A bad smell coming from your septic system usually indicates that the tank is overloaded, there is a blockage in the drain field, clogged pipes, or a faulty vent, or that non-biodegradable materials have entered the system. These materials cause an imbalance in the bacteria needed to break down waste, leading to gas buildup and foul odors.

Each Woodcreek homeowner should do their part to keep their system running properly and avoid having the county decide to run sewer lines into our community.

Woodcreek Good-to-Know Stuff

The Woodcreek Community has a Home Owners Association. The HOA board and volunteers are responsible for ensuring the HOA covenants are followed. You can and should review the covenants on the Woodcreek website (<https://www.woodcreek45150.com> with resident password of *deer*)

Please note: All realtors, builders, and potential homeowners, as well as current homeowners, have the responsibility to read and understand the official text of the Woodcreek Covenants and Restrictions. The following summary is NOT a substitute for the full Woodcreek Covenants & Restrictions.

Exterior additions and updates

New homeowners are often anxious to make changes to their new place. Any exterior updates or additions, such as fences, room or garage additions, or any exterior structure, must be reviewed by the Subdivision Committee to ensure they meet the covenants' requirements. Please refer to the covenants for detailed information.

Trailers, motor homes, boats

These must be stored or parked in an enclosed garage. It is understandable that if you are preparing to go on vacation with your RV or boat, you may have it in the driveway for a few days in preparation, but it cannot be stored there long term.

Woodcreek trails

Woodcreek is surrounded by acres of woods, featuring trails, a lake, and a waterfall. These trails are for the exclusive use of Woodcreek residents and guests when accompanied by a resident.

Wildlife

We are home to an abundance of wildlife, including deer, fox, raccoon, opossum, owls, hawks, waterfowl, and, yes, coyote. Keep an eye on your pets, especially small dogs, when out in the yard. Fences won't keep coyotes out, and they are most likely to be seen at dawn and dusk but can be observed at any time. Outdoor cats are at high risk, and it is not recommended.

Please do not use poison as a method to rid your yard of moles/other animals. This causes damage to our ecosystem and kills birds of prey.

Driving, cycling, and walking in Woodcreek

Our speed limit is 25 mph throughout the community. Please watch out for pedestrians and wildlife on the road.

It is highly recommended walkers/runners do so facing the traffic (on the left) and wear reflective clothing after dark. And likewise, cyclists should ride with the traffic (on the right). When walking your dog, county and township laws require it to be leashed at all times, including on the trails. Please be courteous and always pick up after it.

Garbage pick-up

As of this writing, both Rumpke and CSI service our community. They both pick up on Monday mornings.

Going on vacation?

The Miami Township police force protects our community. They are top-notch. They even offer "Vacation Watch"—if you are planning to go out of town for an extended period, you can submit a request on their website to have them check your home periodically while you're gone.

Signs

No signs other than "House for Sale" are permitted.

Protecting Your Plants from the Deer

The deer population here in Woodcreek has grown considerably since the community was established. To help protect your new or vulnerable plants, **temporary netting and supports/posts are allowed in front yards from April 1 through October 31 and completely removed by November 1** (with exceptions for smaller trees/bushes which may need to be protected year-round).

When: April 1 to October 31

Material: Vinyl-coated welded wire or heavy-duty polypropylene mesh and supports/posts that match and can be securely staked throughout the season

Color: Black or dark green (to keep it discreet)

Height: Up to 5 feet tall (the top may be covered as well as long as it remains in good repair/no sagging, etc.)

Tree/Bush Cages Are Also Allowed

Reminder: Permanent fencing requires Subdivision Committee approval.

Read more about the temporary netting policy @ [?????](#) and if you have questions contact Towne Properties at 513-489-4059, McKinzieBaker@TowneProperties.com

Woodcreek Committees & Communications

Committees include the following:

- Social Committee
- Subdivision Committee

Social

Each year is different when it comes to social events staged by the Social Committee; however, some that have become annual traditions include:

- Chili cook-off
- Easter Egg Hunt and visit with the Easter Bunny
- Luminary Night includes horse-drawn wagon rides, a visit from Santa & refreshments
- Woodcreek Book Club (monthly)
- Annual HOA meeting

The Social Committee is always looking for new ideas and volunteers. For more information, contact any HOA board member or check your Woodcreekings newsletter.

Subdivision Committee

Responsibilities include noting and reporting violations of the Covenants and Restrictions (except those restrictions dealing with community facilities) to the Board and enforcing the subsequent decisions of the Board. The committee also reviews architectural plans for new homes to minimize duplication. This committee represents Woodcreek's best interest in local government agencies (fire, police, etc.)

Communications

Woodcreek has its own Facebook page, where you can find posts about found mittens, lost dogs, and neighbors asking for recommendations from one another. Please join and keep up to date with your neighbors, announcements and events. The group is called **Woodcreek Ohio**. The HOA meets every month and the Woodcreekings Newsletter is emailed to all who are on the email list. (Make sure to get on the list by emailing Ann Thomas at abt4091@gmail.com) The newsletter provides the minutes from the most recent HOA meeting, announcements of upcoming social events, book club news etc.

Woodcreek Trail Map

