

NEW RESIDENT ORIENTATION

Sponsored by



YOUR COMMUNITY ACTIVITIES ASSOCIATION





Oak Run is a smoke free community.

- In the facilities
- Immediately outside the facilities
- In or around the recreational areas – pool, tennis courts, bocce courts, etc.

If you absolutely must smoke, you may do so in your car and at home.



Anywhere U.S.A.
or another Country

to
Beautiful
Friendly
Safe
Active
Oak Run



Purpose of this Presentation

Share knowledge:

- The difference between Oak Run Associates Ltd. and Oak Run Homeowners Association (ORHA).
- How they serve you
- What there is to do in our community and the surrounding area



OAK RUN ASSOCIATES LIMITED

History of Oak Run

In 1983, the Ghumman family founded Oak Run and started DECCA (Development and Construction Company of America) then began development on 1400 acres.

- First home sold in 1985
- 3500 Homes
- About 6,000 people live here
- 25 Neighborhoods
- No two homes or neighborhoods are identical!
- 2004 Oak Run became a 55+ Community
- Several years ago, DECCA became the name for the Cable and Real Estate, with the managing office becoming Oak Run Associates, Limited

Oak Run Associates Ltd.

KEY PERSONNEL

- Steven Miller – Owner / CEO
- Tangie Martinez - Liaison to the Oak Run Board of Directors.
- Carol Newman – Division Leader Real Estate Services/Broker
DECCA Real Estate
- Jessica Lafferty –DECCA Digital Service Manager
- Jamie Wright – Manager Oak Room Bar & Grill
- Ed Burfeindt – Head Golf Professional
- Brian Fisher Security & Compliance Coordinator

OAK RUN ASSOCIATES LIMITED

<https://oakrunflorida.com/>

- Oak Run Associates Ltd. owns, operates, and maintains all common facilities, common property, streets and roads.

As well as.....

- DECCA Real Estate
- DECCA Digital Solutions
- Oak Room Bar & Grill
- Decca Lawn Services
- Royal Oaks Country Club, Golf Course & Driving Range

OAK RUN ASSOCIATES LIMITED

Collects a service maintenance fee which includes for residents....

- Garbage Pick-Up (Weekly)
- 24-hour Security service (Envera System)
- Security personnel between 6AM and 11PM
- Closed Circuit TV Channel 12
- Basic Television Service
- Use of the Facilities
- Maintenance of the Facilities



Orchid Club

LOCATION

Oak Run Associates Ltd. Corporate Office - adjoins The Orchid Club on the East side

DECCA Realty - on the East side of the Corporate Office Parking Lot
New office in front of Bella Cucina

DECCA Digital Solutions – West side of Orchid Club parking lot

Oak Room Bar & Grill with Royal Oaks Golf & Country Club – near the East (back) entrance next to Palm Grove Auditorium



ASSOCIATES, LTD.

New Oak Run Forms Website

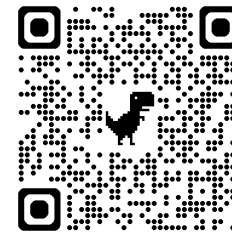
Guess what? We're joining the rest of the world and going paperless! We are excited to introduce the new Oak Run Associates Website. This has been created so you can have any and all forms that you would need to do life at Oak Run.

There are two ways you can access these forms. Either visit us at:

<https://oakrunflorida.com/resident-forms-info/>

Or

Scan the QR code provided.



Then select the form you would like to submit, fill out the information, and just click "Submit". If your form requires a check or money order, you would need to drop it in the drop box that is located in front of the Orchid Club Lobby doors. We are always trying to make life more beautiful – and Simple here at Oak Run! ENJOY!

Forms for Oak Run Associates Ltd. may be returned to the black drop box located in front of the Orchid Club.



THE EMAIL DIRECTORY

ARB Requests (arbrequests@deccahomes.com)

Billing Questions (billing@deccahomes.com)

Catered Events (jawright@deccahomes.com)

Customer Service (orcs@deccahomes.com)

DECCA Digital Solutions (ddsguide@deccacable.com)

DECCA Real Estate (drebroker@deccahomes.com)

ENVERA Sticker requests (security@deccahomes.com)

ENVERA QUESTIONS please call Envera directly at 877-936-8372.

Golf Memberships (memberquestions@deccahomes.com)

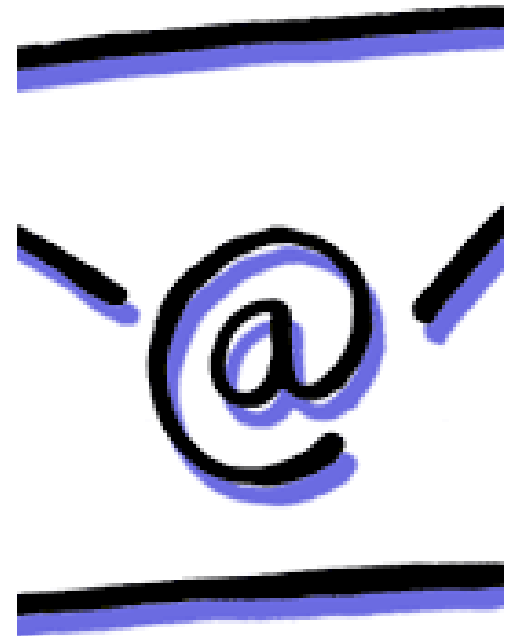
Household garbage or yard trash pick-up, please contact Florida

Express at (oakruncommunity@floridaexpress.us) or 352-369-5411

Maintained Homesites (maintainedhomes@deccahomes.com)

And finally

The Oak Room Bar + Grill (jawright@deccahomes.com)





Royal Oaks Golf Course

Semi-Private
Course

Various
Membership
Options

Cart may be
included in
the Green Fee

Lessons are
available!



Driving Range



PLEASE FOLLOW THE RULES AT THE RANGE

More information visit:
www.royaloaksgolfclub.com

Royal Oaks Golf & Country
Club Facebook Page



BELLA CUCCINA

Is available for use through
Oak Room Bar & Grill (currently closed)



PALM GROVE CLUB



PALM GROVE FITNESS CENTER





Exercise Classes

CHECK THE ONLINE SCHEDULE AT
ORHAOCALAFL.COM, AND THE
MONTHLY GAZETTE FOR TYPES,
DAYS, TIMES



Declaration of Covenants and Deed Restrictions

- conditions we all must adhere to
- tell us what we can/cannot do on our property.
- Everyone accepted them at closing.
- written to protect both Oak Run Associates Ltd. and the residents.

Available to view:

- Phone book (abbreviated version)
- Marion County Clerk of Court
– Official Records

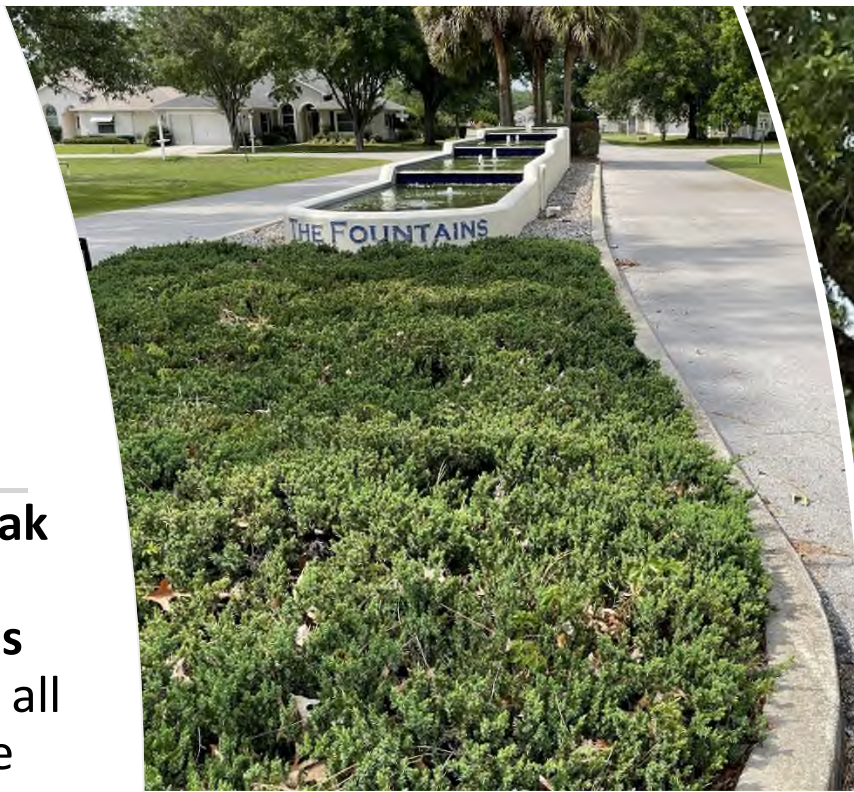


Examples of Covenants

- **One household resident must be 55 or older**
- All **residents** must be 18+
- Younger guests can visit up to 30 days/year
- Guests are defined as overnight and live at least 1 hour away.
- No more than 4 residents per household
- Exterior decorations are limited. (Refer to Deed Restriction or email Corporate Office for details)
- All exterior changes must be approved by Architectural Review Board (ARB). (ORAL)
- **NO** parking on grass
- Maintain your lamp post & mailbox

Who enforces the Covenants?

- The Developer (Oak Run Associates Ltd.) created and enforces the Covenants. Not all Neighborhoods have the exact same rules, but they are all similar.



The ARB Process

- Any changes to the outside of your home requires an ARB...(ex. Painting, new windows, landscaping, cutting trees, convert a Lanai into permanent room of your home, new roof, siding replacement, etc.)
- Review the online form www.oakrunflorida.com, (print out) *Community Service Request* (on Orhaocalafl.com or Page 14 of directory).
- Complete & Submit form to the black box at Orchid Club. (*Include drawings, pictures, details, etc.*) best method is send info via Email to arbrequests@deccahomes.com
- You should receive a reply in 30 days

MAKING A LANDSCAPE CHANGE OR JUST WORKING ON THE YARD / GARDEN



**Know what's below.
Call before you dig.**

SECURITY

Our Entrances

- 3 gates.
- open 24 hours.
- Residents enter by recognition of a “RFID” Tag on windshield
- Guests enter their Drivers License into a Kiosk.
- Residents are asked to register their visitors and service companies with Envera via phone app, email, or by phone.
- ENVERA Customer Service # (877-936-8372)



- The 484 gate is residents only. No visitors or service vehicles.
- Tell vendors, service contractors, family, and friends which gate to use.



AT THE GATES:

- Please come to a complete stop!
 - The exit gates are magnetic, approach slowly as you need to be close to trigger it to open.
 - **DO NOT TAILGATE THROUGH!**
 - When the gate goes up, don't dawdle, drive through.
 - Damage to gates are the responsibility of the person who did the damage. Fines can go up to \$5000.
 - Difficulties or questions may be directed to customer service at Oak Run via orcs@deccahomes.com



OUR COMMUNITY

A 55+ Community



- Federal Regulations require us to verify that there is at least one occupant 55 or older in the home.
- Whether you are a renter or an owner you should have filled out an Affidavit of Compliance. If you did not you will be asked to do so and show proof of age.
- Surveys are also done every few years to verify we are compliant.

POOLS & HOT TUBS

All Pools & Hot Tubs

- All guests must be accompanied by a resident
- Children's hours vary and are posted at each pool – you may also find children's hours in the Newsletter, online at orhaocalafl.com>2024 Events Calendar>pool schedule.
- **No one** under the age of 18 in hot tubs. (This is a Florida Health Department rule.)
- **Rules are posted at each pool.** Please take note and follow them
- **NO SMOKING**
- **NO FOOD OR DRINK AT POOLS**
- **NO ALCOHOLIC BEVERAGES AT POOLS**



ORCHID CLUB POOL HOT TUBS & GYM





Palm Grove Pool

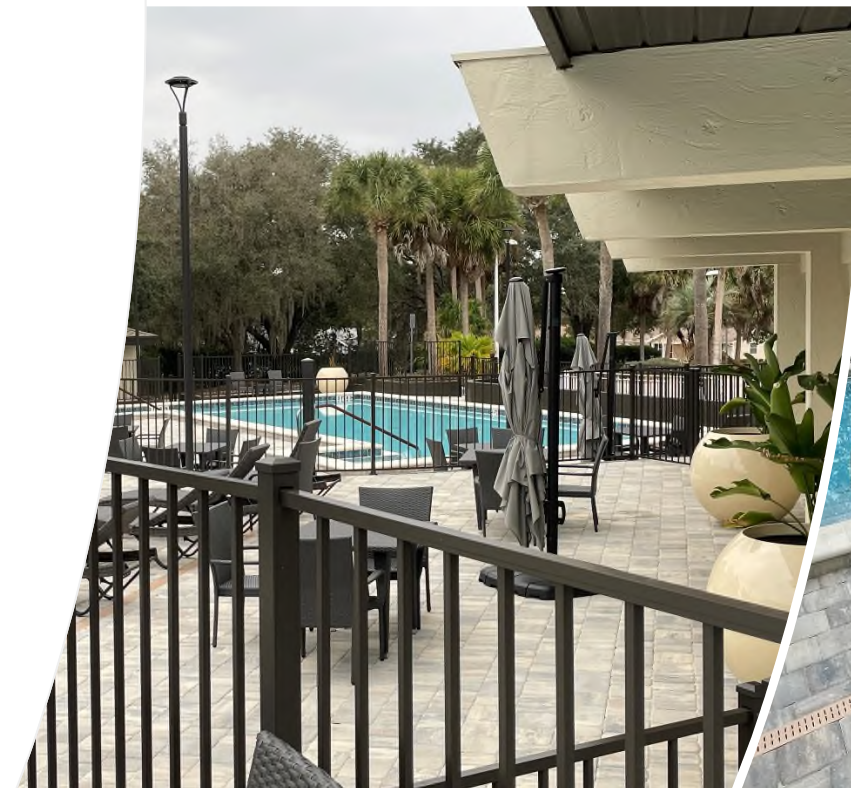


AQUATIC CENTER POOL

NO DIVING

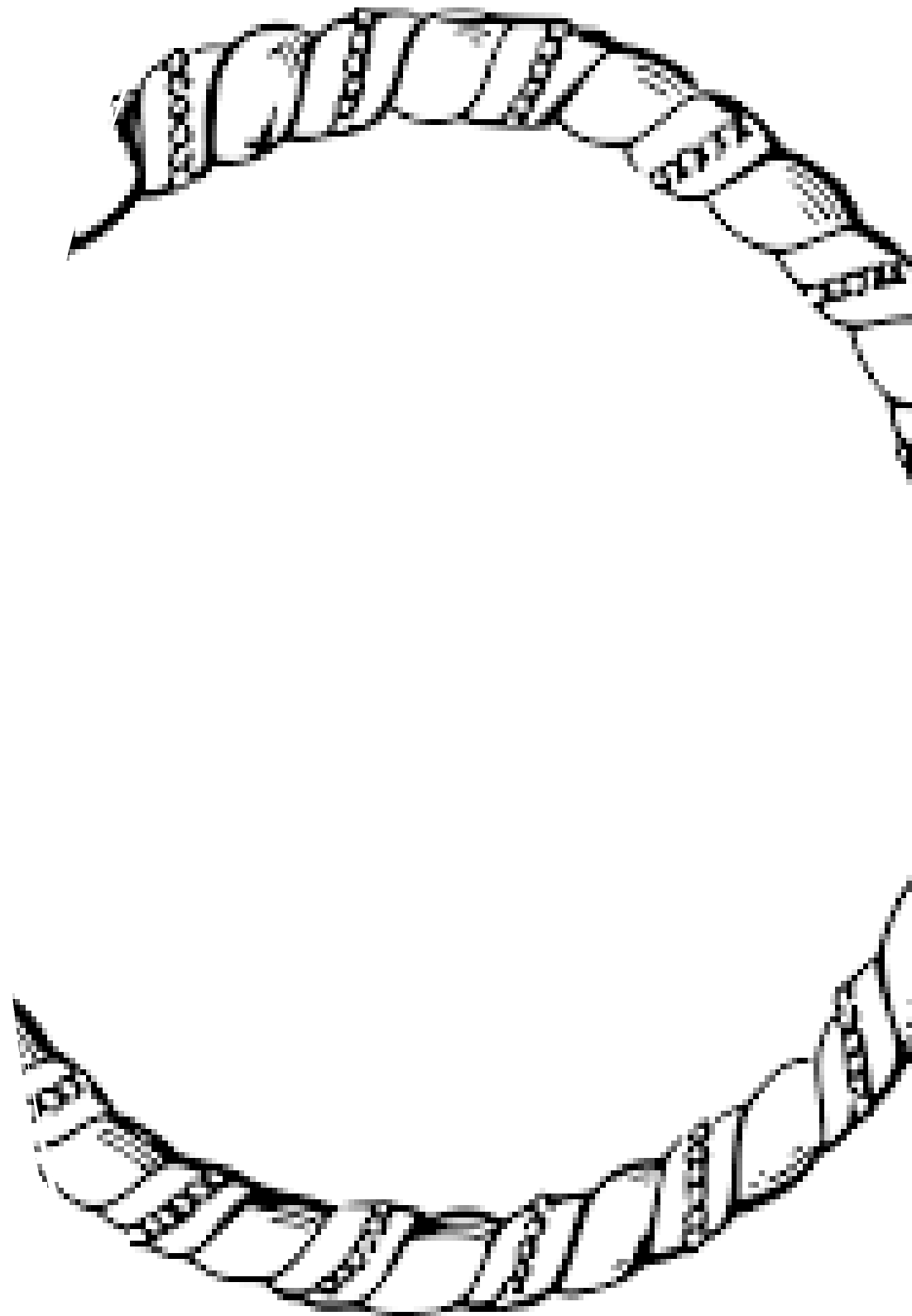
ISLAND CLUB

3 pools
Hot Tub
Club House



Pool Tags/Bracelets

- Must be worn when at the pool and other facilities.
- Identifies you as residents and their guests.
- Fill out the form online using the QR code or oakrunforms.com
- Purchase several, they are inexpensive.
- Pools are periodically checked to see that people are not “sneaking in” to use our facilities!



WHO IS ORHA?

Oak Run Homeowners Association or ORHA

Is not a real HOA .

According to Oak Run Declarations of Covenants and Restrictions Article IV and the Articles of Incorporation of Oak Run Homeowners Association, Inc. Article IV Section 1 and summarized here as: *The Primary purpose of Oak Run Homeowners Association Inc., a Florida corporation not-for-profit, has been created to provide for organizing the recreational, social, and cultural activities desired by the Owners of Homesites within the Oak Run development, more particularly described as and recorded in the Public Records of Marion County, Florida and to provide a forum for discussion and communication among the Members and management of matters, pertinent to the Owners.*

ORHA

- **Not** part of Oak Run Associates Ltd.
- Does **not** pay Oak Run Associates Ltd. fees
- Does **not** collect monthly dues or service maintenance fees
- Does **not** impose fines
- Does **not** handle ARBs, security, maintenance, or lawn services.



ORHA is:



- **ORHA is Completely a Volunteer not for profit Organization made up of Residents**

- An **activities**-oriented organization that raises its money from ticketed events and donations.
- **Liaison** between the residents and management of Oak Run Associates Ltd.
- **Approves** new clubs & **Schedules** the use of the facilities that are provided by Oak Run Associates Ltd.
- Sets (with Oak Run Associates Ltd.) rules for use of those facilities.
- Enhances some facilities to increase functionality for our residents. (e.g., Microphones, ice machine at Orchid Club, etc.)



Your ORHA (Community Activities) Board Elections held January of each year



- President: Gary Behrens
- Vice President: Linda Walters
- Director: Ritch Winter
- Director: Kathy Friebris
- Director: Robert Schmidt
- Director: Michael Nugent
- Director: Michael Sutton
- Director: Anna Warga
- Director/Oak Run Associates Ltd.
Liaison: Tangie Martinez

Neighborhood Representatives

Every year each neighborhood elects 2 Reps.

Purpose:

Discuss with the residents of their neighborhoods the thoughts and concerns of those residents.

Communicate those views to the Board

Share info to their neighborhoods from the Board.

They may collect Emergency Contact Information which is totally voluntary and kept confidential.

Who is my Neighborhood Representative?

- Listed in your directory
- Online at ORHAOCALAFL.com

Structure of ORHA

Elected Board of Directors

President, Vice President

non-voting officers: Secretary, Treasurer, Assistant
Treasurer, Scheduler, and Webmaster

STANDING COMMITTEES:

Ambassadors

Bingo

New Resident Orientation

Past Directors

Regional Awareness

Senior Living (55+)

Talk Show Channel 12

Community Directory

Travel

Thatcher Dog Park

C.E.R.T.

Service Committees

Blood Mobile

Bus Scheduler

Donut Drop-in

Lost & Found

Health Fair Coordinator

Community Patrol

Record & Property Mgr

Welcome Packets

Club Fair Coordinator

Bulletin Board

Copy Machine

Email Notification

Service

Medical Equipment

Loan

Name Tags

Pancake Breakfast

Sunshine

Friends of the Library

Pets Lost & Found

ORHA Activities



General Monthly Mtg



Monthly Neighborhood Rep / Director Workshop



Community phone directory



Website



Traveler's Committee Trips



Pancake Breakfast



Donut Drop In



More....



Ambassadors

Sponsor craft fairs, garage sales, 4th of July, dances, parades, and more.



Community





4th of July at Oak Run



Lost something?

Contact:

- Volunteer resident coordinator of the Lost and Found program is Marilyn Spalter
- Call 352-547-5578 any day but only between 11a-4p.
- She also posts on the Oak Run, FL Lost and Found Facebook page.



Lost something?

Contact:

- Volunteer resident coordinator of the Pets Lost and Found program is Lynda Ogilvie
- Call 401-714-4824



Bulletin Boards

- Submit your ad by filling out a card located in the cabinet nearest the door in the Card Room.
- Drop your completed card and any pictures into the drop box located in the Card Room cabinet.
- Submit online to the Oak Run Commercial Facebook Page. (ORHA)
- Activities may be submitted to the Oak Run Happenings Facebook Page.



ORHA Sanctioned Facebook Pages:

Opened and managed by the ORHA (your community activities) Board of Directors and appointed volunteers. These are private pages which you must join in order to post.

The Board and their appointed volunteers reserve the right to decline and remove inappropriate postings which do not follow the rules of the page.

ORHA-OCALA

ORHA Board communicates with residents (Must answer 3 questions and accept Guidelines) Files and documents section for Board Use only. No advertising on this page.

Oak Run Commercial

Ask for recommendations for contractors, handymen, sell items, post about your home-based hobby enterprises

Oak Run Happenings

Oak Run clubs and organizations post upcoming Oak Run related events and information about their groups.



Welcome to Oak Run Homeowners Assoc. of Ocala, FL

[Home Page](#) [ABOUT US](#) [OAK RUN ASSOCIATES](#) [DIRECTORS ON DUTY](#) [ORHA CONTACT INFORMATION](#) [ORHA GENERAL INFORMATION](#) [CLUBS AND ORGANIZATIONS](#) [ORHA SCHEDULER INFORMATION](#)

Oak Run Homeowners Association, Inc., Ocala, FL is a Chapter 617 Not For Profit Social Organization NOT a Chapter 720 HOA

Mission Statement: Our primary purpose is to organize the recreational, social, and cultural activities desired by the residents and to facilitate discussion and communication among the Members and Management of Oak Run.

For all your Community F.A.Q.s and Form Needs, Click on the Oak Run Associates Link and go to the Resident Tab [Oak Run Associates](#)

Update your Community Directory Information here: [2027 COMMUNITY DIRECTORY](#)

Don't forget to check the calendar for what's happening

[2026 EVENTS CALENDAR](#)

CLUB CONTACTS:

[2025 CLUBS AND ORGANIZATIONS](#)

[Home](#)

[Back](#)

8 74°F
Mostly sunny



Search



4:10 PM
1/17/2022

ORHA Event Schedule

The most accurate schedule for Oak Run Activities.

ORHAOCALAFL.COM 2025 EVENTS CALENDAR

JANUARY 2025 Events Schedule ★ Oak Run Homeowners Association ★										LINK TO 2024 EVENTS										January 2025																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
Orchid Club row 8		Ticket Sales row 50		Card Room row 59		Island Club row 103		Palm Grove row 147		P.G. Fitness row 191		Parking Lots row 199		Ceramics row 208		Subject to change without notice. Check back often for updates.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
Link to Room Request				EMAIL Scheduler: orhascheduler@gmail.com				FIND events using Ctrl(3C) + F				Link to ORHA website																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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Schedule an event.....

Must be a resident or honoring a resident

*In
Loving
Memory
of*

New Clubs and Events must be approved by the Board



Resident provides the caterer, band, setup, & cleanup. Everyone must be out by 10PM

**It all starts with a request
to the Scheduler!**
orhascheduler@gmail.com

Guests are defined as family and anyone staying overnight and living an hour away from Oak Run



BINGO!!!

- Every Tuesday at the Palm Grove Club with few exceptions
- Inexpensive
- Lots of Fun
- Chance to win money ! (prizes total \$2000 in 28 games.
- Bonus Ball on \$50 games only (check for further rules at Bingo)
- Pull tabs
- Professionally Run
- TV's and screen to display numbers
- Verification quickly by volunteers
- Card sales 4 – 5:30pm.
- Play starts by 6 and ends by 9:30pm



Bingo Players must be registered

- *Legal requirements dictate that all players must be RESIDENTS of Oak Run or bona fide overnight guests (live more than 1 hour away).*
- *You register (come early) the first time you play.*
- *You will receive credentials which must be brought every time you play, no exceptions.*



ORHA Socials



Donut Drop In

- Second Saturday each month from 8:00 – 10:00AM in the Orchid Club, enjoy some donuts, orange juice, coffee and tea with your neighbors, we hope to see you there.

Pancake Breakfast



- Fourth Saturday each month from 8:00AM to 10:00AM in the Orchid Club. Think of it, hotcakes fresh off the griddle and the smell of sausage and maple syrup to fill your senses.

Need a Name Tag?

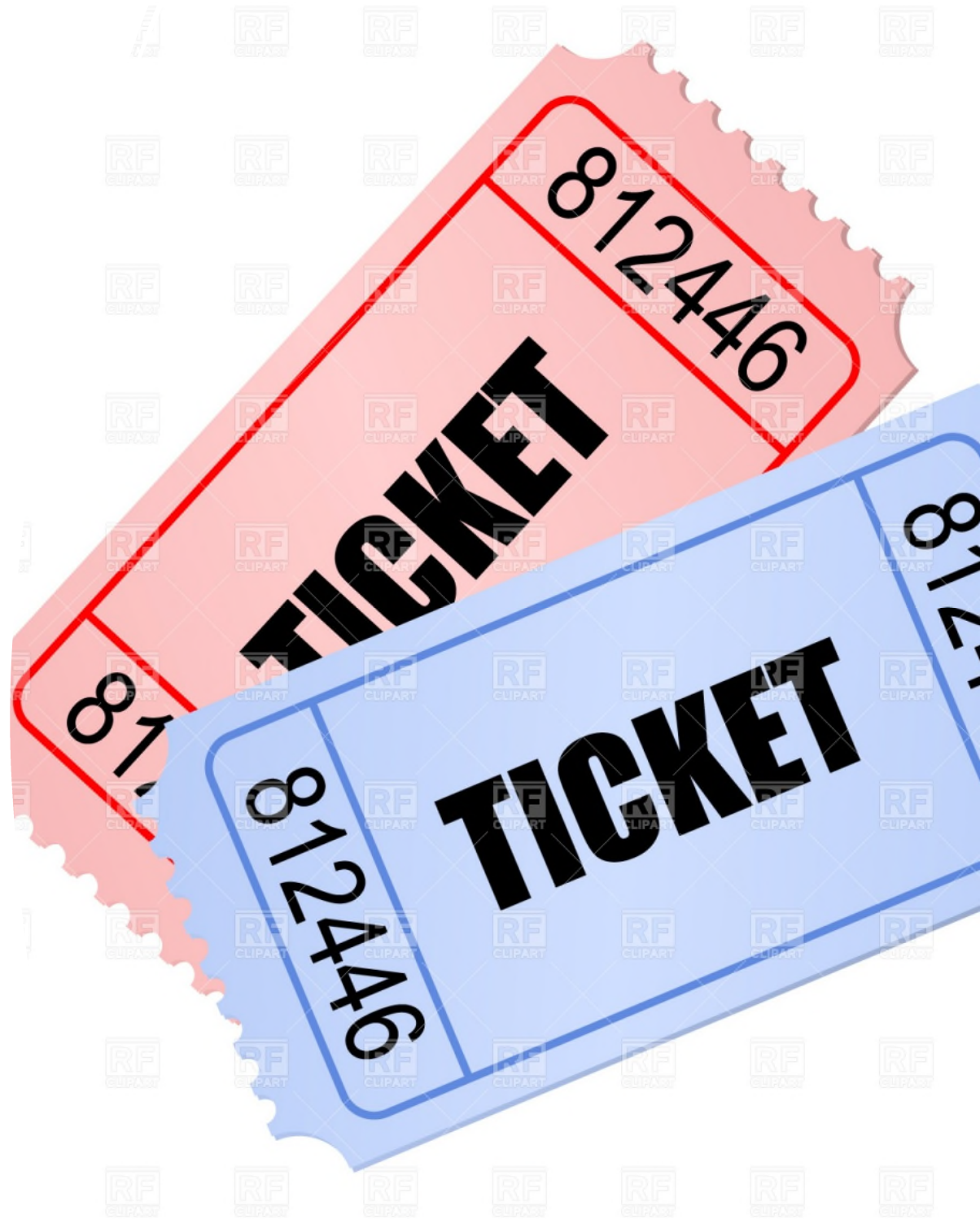
Chair: Della Blanchard

- Attend Donut Drop In (2nd Sat monthly)
- Reasonable price
- Magnetic back
- 2 – 4 week to be ready
- Not required but helpful when meeting new people and remembering names



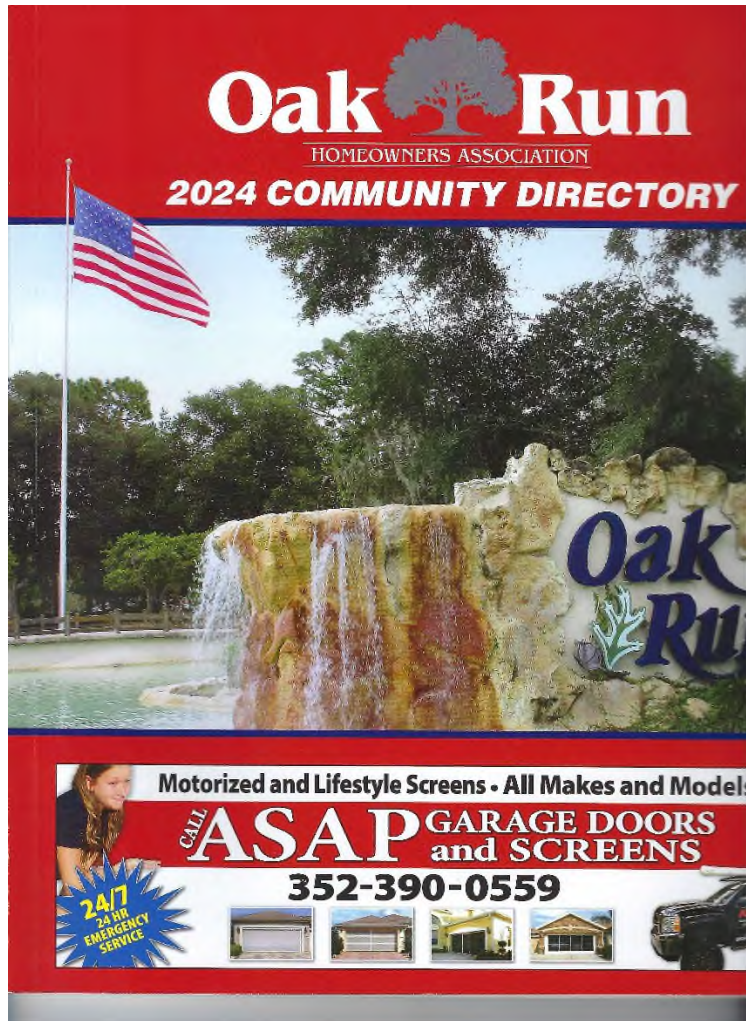
EVENT TICKET SALES

- Donut Drop In
- Pancake Breakfast
- Check the online schedule for other days, times, and locations
- NO TICKET SALES IN THE LOBBY OF THE ORCHID CLUB



Community Directory

Chairman:
Bill Balch



- Complete form – online at ORHAOCALAFL.com or the one in your Directory.
- Changes and updates are to be in by December 1.
- Can have up to 3 numbers – if separate cell phones initial each number
- A great reference book
- Comes out around March 1
- Delivered by Neighborhood Reps to your cubby



Oak Run Travelers



Trips near and far

Day trips, extended bus trips, cruises!

Hints: When the program comes out, decide if you want to go then get signed up!

Trip full: Get on the Waiting List as cancellations do happen!



-
- Directed by local and state Emergency Management
 - Educates & trains volunteers
 - Disaster preparedness
 - Search and rescue

Dog Park!



- Separate areas for big and little dogs
- Expenses paid for by people who use the park
- no expense to those who don't

Very nice park!

To register: Dave (352) 282-3444

Email: oakrunthatcherpark@gmail.com

Pick up a form at the dog park

Thatcher Park...

- Cleaned by volunteers which are dog owners and members.
- Has a lawn service once per week (closed half a day)
- Lots of fun for you and your best friend.

REMEMBER:

NO MATTER WHERE YOU WALK YOUR DOG
CLEAN UP THE POOP.



Friends of the Library

- Well organized bookshelves
- Current materials
- Source for new books and movies
- Movie Night - Fourth Saturday of month except December 7PM Orchid Club Admission is \$2.50 at the Door
- Book Sale – Second Saturday of month at Donut Drop-In 8 – 9:30AM
- Volunteer opportunities





CLUBS

- over 170 Clubs in Oak Run
- Bocce Ball, Ceramics, Poker, Troubadours, Craft groups, PACOR, Motorcycle, many more
- Clubs have dues for membership & sell tickets to events
- The three largest clubs are the Baby Boomers, Veterans & Patriots, and The Rockers Dance Club
- All inclusive to Oak Run residents



Which club to join?

- Personal Interests/hobbies
- Try something new
- Check your welcome packet
- Ask your neighbors
- Newsletter articles
- Check the club lists:
 - Oak Run directory
 - Website – ORHAOCALAFL.com
- Check the events calendar and visit a meeting
- Pancake Breakfast/Donut Drop in
- Ticket Sales
- Facebook – Oak Run Happenings and the club sites.



MORE TO SEE AT OAK RUN



THEY WERE HERE FIRST



- They are more afraid of you than you of them.
- Keep cats and dogs on a leash close to you when walking.
- Carry a whistle, or walking stick, when walking
- Do not turn your back on or run when moving away from them.



- Do not leave any type of food outside or on your screened porch. Avoid feeding birds or putting up bird houses.

WE CAN'T FORGET THE SNAKES



TIMBER RATTLESNAKE



COPPERHEAD



RED CORN SNAKE (LEFT)
EASTERN RATSNAKE (RIGHT)



- BLACK RACER



Red Touch Yellow - Coral Snake - Venomous



Red Touch Black - Scarlet King Snake - Harmless

FOR MORE INFORMATION AND HELP WITH A PROBLEM

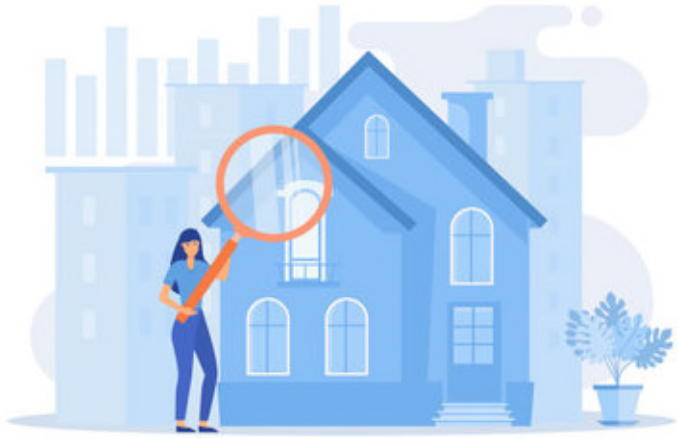
Marion County State Wildlife Management

Ocala office

352-732-1225

For information online: myfwc.com





Check your home

- Locate water shut off and irrigation system
- Check your electrical panel
- Look up the age of A/C, Roof, Hot water heater
- Siding? How old is it?
- Cable



Lawns & Gardens

Not too hard to grow

- Irrigate
- Maintain your irrigation system
- Follow published irrigation schedule (Newsletter & ORHA website)
- Questions - contact your local extension service @(352) 671-8400



Recycle

- Florida Highlands Recycling Center – 8390 SW 150th St. (352)671-8465
- Baseline Recycling Center – SE Baseline Rd. (352)671-8465



Handypersons & Contractors

- Decide what you need done
- Ask your neighbor
- Watch which contractors are around the community and inquire of their reputation.
- Check your Oak Run Newsletter
- ORHA Commercial Facebook Page
- Oak Run Community Directory

Whomever you choose make sure they are licensed, insured, and have a good reputation for quality work.

What is there to do around Ocala

Fishing: Inglis (Follow That Dream Hwy)
Ocklawaha River
Rainbow River
Cedar Key



Swimming: Fort Island Beach
Crystal River
Ormond Beach
Rainbow River

Nature Hikes: Silver Springs
Silver River
Ross Prairie
Other local parks





Ocala Square / downtown Ocala

Equestrian Center



Appleton Museum & Ocala
Civic Theatre



Horse & Buggy Rides

Now, what to do!

- Have Fun!
- Treat all facilities and equipment as if you own them. Put your chair back, clean the table. Sweep the floor. Follow common sense rules to preserve what we have!
- Volunteer – Many hands make light work.
- Problems come up? Be a part of the solution, not a part of the problem.
- YOU are responsible for your happiness.
- Stay informed! Get involved! Read your Newsletter, check channel 12, follow us on Facebook, attend meetings, participate in activities you enjoy, try something new.



WELCOME TO OAK RUN

Thank you for coming to New Resident Orientation. We hope you enjoyed this presentation.

We look forward to seeing you around the community!!

Have fun and stay healthy.

Questions: nro4oakrun@gmail.com

Your Communities Board of Directors

Information Resources

- Declarations of Covenants and Restrictions of Oak Run
- Article IV – Covenants for Maintenance Assessments
Section 1. Purpose of Assessment
- Article VII – Architectural Review Board (all sections)
- Samples of Forms from Oakrunflorida.com website, Oak Run Associates Facebook Page
- Google online
- Personal photos
- Public websites & Facebook Pages
- Marion County Code of Ordinances (Florida) – Chapter 4 Animal Control and Enforcement. <https://animalservices.marionfl.org/animal-control/animal-control-and-pet-laws>