



June 22, 2021

The HOA was turned over from Rod Wright to volunteer homeowners after 20 years! This has prompted feedback and questions that we will attempt to answer here.

**HOA Reminder** Upon purchasing your property, you are bound by the Declaration of Restrictions & Protective Covenants *on top of and in addition to* regulations mandated by the county or the city. View covenants here: [www.oakleyestates.com](http://www.oakleyestates.com).

Our covenants assign responsibility to the association for *architectural review, for upkeep of entrance, and ensuring properties are maintained in a neat and attractive manner*

**Architectural review:** The HOA must approve all physical changes residents make to the exteriors of their property. These may include but are not limited to such things as additions to existing structures; to outbuildings, fencing, land clearing, swimming pools, pool houses, paving projects, retaining walls, pavilions, etc. The purpose of this is not to nit-pick anyone's design decisions, but rather to ensure that additional choices and changes made do not negatively impact the value of or function of one neighbor's property or neighborhood values as a whole.

**Upkeep of Front Entrance:** This refers to the signage walls and landscaped area at the entrance to the neighborhood. The HOA currently maintains these areas through dues.

**Property maintenance:** The HOA has oversight for residents' maintenance of their land. This may include mowing, weeding, trash removal, or the removal of fallen trees or overgrown shrubbery, etc. All residents are responsible for the upkeep of their property as it extends up to the street.

**Finances:** We did not receive a full ledger for the last 20 yrs. There are 24 lots with dues of \$150/yr / lot or \$3,600 / yr. Some homeowners are delinquent.

When the HOA was turned over cash was limited until all 2021 dues could be collected. Our volunteers have graciously covered the debt in the meantime.

**Actions taken:** We severed contracts with the landscape company and at present homeowners are maintaining for a more reasonable cost.

**Expenses:** include billing, postage, and landscape maintenance / signage. Our last newsletter included photos of the signs at the entrance and the state of disrepair they are in. The stone walls supporting them need pressure washing and new mortar in some spots. In addition, we have developed a website that manages accounting, communications & links to a P.O Box and a telephone number so that potential buyers and real estate agents can reach out to us for information about our community.

Cost of replacing the signs is ~\$4,900.00. Landscape bids are \$100-250+ / week to maintain the entrance. Trimming /pruning is additional; it is easy to understand why our dues does not go as far as it did 20 years ago.

**Covenant Enforcement** We have received many comments and feedback. Thank you! Others serve to remind us that we need to work together to maintain property values. Enforcement of Covenants or lack of is not the precedent for the future. The future is ours and the choices we make matter. We thank those of you who have shared your personal concerns with us.

**Warning Violation Letters** In the near future letters will be mailed to homeowners who are in violation of the Covenants. Please take immediate action to communicate & correct the matter(s) brought to your attention.

**Dues Increase** In light of financial issues described above, it is necessary to increase dues for the first time in 20 years. Beginning the 2021 billing cycle, HOA dues will be \$250 / year. Thank you for your understanding & support of our HOA.