

The Northwood News

Northwood Lake Estates Homeowners Association

June 2020

Message from Kyle Taylor, Chair

Welcome to new homeowners and greetings to those of you who have received this newsletter many times before. The recent pandemic has caused most of us to spend a lot more time at home, which has increased the number of residents out and about on a daily basis. As we transition into summer, the level of activity in the neighborhood will likely stay the same, so please be mindful of safety on the roads and at the lake.

The speed limit on all of our roads is 25 miles per hour. Remember the reason we have a speed limit is for the safety of our residents, especially children. Please do not speed through the neighborhood. Also, remind younger drivers about the importance of slowing down in the neighborhood.

At the lake, the neighborhood rules apply, but also remember that Oklahoma boating rules apply. The lake is there for the enjoyment of all residents. Please act responsibly and require the same of your guests. Ultimately, we are all in this together. The covenants were enacted for the mutual benefit of all of the owners. We all make sacrifices in little and big ways to serve the greater good of the neighborhood. Thank you to everyone who follows the covenants and a specific thank you to members of the Council for volunteering to keep our neighborhood a highly desirable place to live.

ANNUAL MEETING

Tuesday, June 30, 2020

Check in 6:45 - Meeting at 7PM

Piedmont Civic Center

314 Edmond Rd, Piedmont, OK

ANNUAL MEETING AGENDA

- I. Welcome and Quorum Determined
- II. Reports
 - State of the Neighborhood – Kyle Taylor
 - Architecture and Construction – Kyle Taylor
 - Treasurer – Jeff Johnson
 - Roads – Chris Hendrickson
 - Lake and Dam – John Tate
- III. New Business
 - Officer Nominations/Vote/Results
- IV. Executive Session

BIG JUNK DAY = 1st Monday
of each month, Setting junk out is limited
to 3 days in advance.

COUNCIL MEMBERS

Kyle Taylor, Chair & Constr./Architecture ... 203-8147
piedmontreliancegroup@outlook.com

John Tate, Dam/Lake Chair..... 373-1930
jtate4635@yahoo.com

Chris Hendrickson, Roads Chair..... 820-1054
chris.redlands@gmail.com

Jeff Johnson, Treasurer..... 414-7053
jeffjohnson93@hotmail.com

Trisha Parker, Secretary 213-5372
trishaparker4@icloud.com

Titian Burris, Council Member..... 473-7100
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Elaine Hayes, Council Member.....373-1548
nanaelaine@sbcglobal.net

Josh Layman, Council Member 532-0844
joshmlayman@gmail.com

Stacey Burris, Council Member 312-4270
smb4ou@gmail.com

SEPTIC SYSTEM MAINTENANCE

For some, managing a septic system is a new concept. If the system is properly maintained and utilized, it will only spray **once a day** and there will be **no odor**. An odor indicates that you are spraying wastewater that has **not been treated** onto your yard potentially spraying on toys and areas where children and pets play. The Department of Environmental Quality (DEQ) requires that the systems spray **only** between the hours of 1:00 a.m. to 6:00 a.m. If the system sprays at other times during the day, there is either an electronics/timer problem or the system has been overloaded and sprays to keep from backing up in the house. www.deq.ok.gov/

FINANCIALS

Income Statement

July 1, 2020 - June 30, 2020

Income

Homeowners Dues	\$ 53,478.74
Road Assessment Dues	63,698.19
Interest/Late Fee Income	6,924.59
Lake/Road Income	<u>3,715.00</u>
Total Income	\$ 127,816.52

Expense

Office & Administrative	\$ 21,926.13
Lake & Grounds Expense	7,207.30
Road Maintenance/Repair	29,930.81
Gate Expense	999.05
Collection Expense	(946.28)
Security	<u>13,194.92</u>
Total Expense	\$ 72,311.93
NET INCOME	\$ 55,504.59

Balance Sheet

June 30, 2020

Assets

Cash	\$ 236,343.01
Accounts Receivable	<u>(52.37)</u>
Total Assets	\$ 236,290.64

Equity

Retained Earnings	\$ 180,786.05
Net Income	<u>55,504.59</u>
Total Liabilities & Equity	\$ 236,290.64

DELIVERY TRUCKS

The weight limit of the spillway is 5 tons. It is important this is not exceeded to preserve the integrity of the structure and prevent damage. **When ordering any delivery or service that requires a large truck or rig on the north side of the lake, it is necessary to communicate to the company that they must NOT cross over our neighborhood spillway and must use the Frisco Road entrances.**

TREASURER REPORT

As of this newsletter, we have collected \$63,698 of the recent road assessment that was due February 1st of this year. The HOA has collected 94% of this assessment, however we still need to collect the \$3,700 that is still outstanding so we can proceed with more budgeted funds for road repairs. If you have not paid your road assessment, please do so.

We currently have \$137,119 in our road fund to use towards road repairs and \$99,100 in our general HOA fund. Collections are not a large issue anymore, as we continue to clear up old accounts. We will continue to pursue nonpayers much sooner, which leads to much greater success in collecting. You should have received your dues statement a couple weeks ago and you can check the bottom line on your statement to see if you have an outstanding balance. If you didn't receive your statement, please email the HOA for a copy. If you opted in for paperless delivery, please check the email account you submitted.

Accounts that remain outstanding into this coming fiscal year will be sent to collections, which will significantly increase the balance owed, due to the legal expense involved. Thank you to all of the home and lot owners that consistently pay your dues on time each year.

REGISTER YOUR WATERCRAFT WITH THE HOA

It is required that all watercraft be registered with the HOA and have a decal visible before accessing the lake. The price is \$5.00 per decal and must be renewed each year. Forms for non-registered watercraft are available on the website. Please call Elaine Hayes to schedule a time to purchase. 373-1548

IMPORTANT NOTICE ON ATVs/UTVs

Complaints regarding ATV/UTV activity in the neighborhood are on the rise. This activity is prohibited by our covenants – see excerpts below. This is not a new issue and work is being done to determine the best way to manage the situation.

Covenants: Article X Section 6 – No off-road unlicensed motor vehicle shall be operated in said Addition. Definition M: "Off-Road Unlicensed Motor Vehicle" shall mean any three-wheeler or four-wheeler, motorized all-terrain vehicle; moped; off-road motor cycle or any other vehicle primarily designed for off road use. **Article X Section 4** – No motorized vehicles shall be permitted off the streets or parking areas in the Addition. **Article VII Section 10** – The Council may appoint security officers to enhance the safety of the Addition, and to assist in the enforcement of the rules and regulations. All lot owners will cooperate with such officers and assist in the preservation of all rules of the Addition.

LAND NEAR THE SPILLWAY

Understandably, there have been a lot of questions about the land that has been cleared next to the spillway. Our intent was to approve and release a communication to the neighborhood after the April HOA meeting. However, the government restrictions on group meetings forced us to cancel.

The parcel includes the road connecting Northwood Drive to the spillway, the spillway area, and the land that is currently being cleared. **The entire parcel has never been part of Northwood Lake Estates.** Originally, there was a roadway easement granted to an individual, but Northwood Lake Estates has never had an actual easement for the roadway. Most recently, the land was owned by the group developing Northwood Village.

As the HOA Council, when we make decisions we have to consider what is in the best interest of the neighborhood, while operating within the restrictions of the covenants and our financial means. In this case, we didn't own the land or have an easement for a primary roadway/area in our neighborhood. The developer offered to sell us the land with the understanding that if we didn't buy it, he was going to offer it for sale on the open market. If someone else purchased the land, we would have lost control of the area, including control over the housing density, type of structures built, potential lake access issues and roadway easement issues. In addition, we would have lost our investment in the roadway of approximately \$100,000. It is possible that we could have sued the new owners to prevent/limit some of those issues, but the legal costs to secure a new road easement, limit the type of buildings and/or limit lake access, if even possible, could have easily cost over \$40,000.

The original asking price for the entire parcel was \$382,755. Northwood Lake Estates purchased the road, including the spillway, to permanently secure the road right of way for two payments of \$20,000 and one payment of \$5,000 over a three year period. The remaining land was purchased by two individuals who will split the land into two lots and build a house on each lot. They will be part of the HOA. By working with the two individuals, we were able to secure the road and spillway, control what will be built on the land and complete our neighborhood.

LAKE REPORT

Currently our lake is full and with a little luck it will remain that way through the summer. I haven't been able to do a lot of fishing myself yet, but I have had reports that the fishing is pretty good. We do have plans to repair the spillway if the lake level should drop this summer. Also, the plan is to try and stop the seepage on the east side of the dam. Also, we have beavers on the east side that are making dams and causing water to back up close to our dam. I could use some ideas or help to stop the beavers from creating anymore damage.

We have underage kids using the boat dock area for parties at night. We need to put a stop to this before something bad happens. If you see this going on call the OKC Police and report it.

Since we now legally own the boat dock area I am looking to put together a committee to see what we can do to improve the boat dock area. I know several of you have some great ideas, please call me so we can get together. I want this area to really look good and be something we all can be proud of. John Tate

ROAD REPORT

We appreciate the continued patience with the road maintenance. Everyone has been very kind when they make us aware of road issues. I have done my best to correct these issues as quickly as possible.

Throughout the past year, we have managed to keep up with the potholes as they develop. However, there are many areas that are beyond repair and need complete replacement. We haven't done many major repairs over the past year for a couple reasons; 1) We are building up funds to do longer stretches of road which will result in better pricing from bidding contractors; 2) We are making certain that the method of repair applied will have extended longevity. The reality is that the budget we have to work with has influenced the Council's decisions on repairs, in effort to get our road funds to stretch further. We have 10.5 to 11 miles of road in our community to maintain on a budget, which only allows for proper rebuilding of around 1/3 of a mile each year. This doesn't factor in maintenance throughout the rest of the neighborhood.

Our biggest battle outside of funding, is the failure of our base underneath the roadway. This is where the majority of the failures come from. We have implemented this approach in the worst areas with removal of the unsuitable base material and placing asphalt millings in to build a very solid base. This material packs down solid and has minimal to no dust. There is a short stretch on Stephens that we are testing this process. Once we feel confident with this new technique, we can have the asphalt contractor lay the final road surface. There are many long stretches of road that we intend to repair in this manner. In addition, we will try to address any drainage issues in those areas. We are fully aware that almost every road in NWLE needs attention. Please be assured that I drive our roads often to assess and stay on top of it.

It would be appreciated if homeowners could do a few things in effort to reduce road damage; 1) Keep your sprinklers adjusted so that they are not continually spraying on the roads; 2) If there is a drop off from the edge of the road to your mailbox, this is the homeowners responsibility to address; 3) Keep driveway culverts cleaned to help with proper drainage; 4) If your ditch is full in front of your property, clearing that out and maintaining that would be crucial. Every little thing that each homeowner can address on their property adjacent to the road will help your money stretch further. Please assist where you can. I have seen a few residents filling potholes and we can't thank you enough for that.

Thanks again for you patience. We will continue to do the best we can to stay on top of this. - Chris

BUILDING SOMETHING??? Please remember the covenants require prior approval to construct new homes, additions, docks, fences, sheds and shops. The specific requirements are outlined in the covenants. Both the covenants and the construction application are available on the HOA website. Applications are considered at the regular monthly meetings. Please do not hesitate to contact NWLE board members if you have any questions about the requirements or about something that you believe may not be in compliance.

Visit www.northwoodlakeestates.com for more details.

GATE UPDATE

Wow, what a year! We have had some minor issues here and there with the gates, but overall things seem to be working on a more consistent basis.

We continue to address the issues with the new lock system on the boat ramp gate as they com up and we are working on a permanent solution. There is contact information on the gate in the event that someone has issues getting in or out. We will continue to work behind the scenes and assist where needed to help make the best neighborhood in OKC even better. Josh

Join the Conversation!

Your neighborhood is talking!

Find our Facebook group and see what your neighborhood is talking about.

Search: Northwood Lake