

Northwood Lake Estates

PO BOX 701
PIEDMONT, OK 73078

Send name and address corrections to northwoodlakeestates@gmail.com

Attend the Semi-Annual Meeting
Tuesday, June 28, 2016
Check in 6:45 - Meeting at 7PM
Piedmont Civic Center
314 Edmond Rd, Piedmont, OK

Northwood Lake Estates

“A Great Place to Live”

You can make a difference!

COUNCIL MEMBERS

- Elaine Hayes, Chair 373-1548
nanaelaine@sbcglobal.net
- Robb Winfield, Treasurer 410-2825
robb.winfield@yahoo.com
- Kay Martin, Secretary 640-1260
kscoo10@yahoo.com
- Kyle Taylor, Construction/Architecture 203-8147
piedmontreliancegroup@outlook.com
- Joe Sullivan, Roads Chair 907-350-3271
nalitemwaubwalwa@gmail.com
- John Tate, Dam/Lake Chair 373-1930
jtate4635@yahoo.com
- Gary Bramlett, Council Member 373-2805
boomer535@cox.net
- Dan Garwood, Council Member 496-2534
dtgarwood@gmail.com
- Stacey Burris, Council Member 312-4270
smb4ou@gmail.com

The Northwood News

Message from Chairman Elaine Hayes

It's summertime in Northwood Lake and the neighborhood activity is picking up. School is out and the kids are out playing so please be cautious as you drive through the neighborhood.

We plan to continue posting a patrol at the lake and dam area again this summer as we feel it worked out really well last year. Please take the time to review the covenants for the rules of the lake and dock area to be sure everyone can enjoy the lake equally.

The road assessment was very successful and most of the money was collected. We anticipate continuous improvements in future years as we are now able to budget for maintenance and repair with this income stream. Thank you to all that have paid and continue to pay your dues timely.

We have many new residents this year and would like to welcome each new family to our neighborhood.

Have a wonderful summer

Elaine Hayes

Chair Person

SEMI-ANNUAL MEETING AGENDA

- I. Welcome and Quorum Determined
- II. Reports
 - A. Financials Robb Winfield
 - B. Roads Joe Sullivan
 - C. Architecture Kyle Taylor
and Construction
 - D. Lake and Dam John Tate
- III. Business
 - A. Officer Nomination/Vote
 - B. Vote Results
- IV. Adjourn

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Join the Conversation!

Your neighborhood is talking!

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

Search: Northwood Lake

The Council has three positions up for election this year and would like to encourage anyone that has interest in getting involved to step up and nominate yourself. The current positions that are open do not necessarily have to be the position you are interested in, as that is re-designed each year after a new Council is seated. There is always room for new ideas and disciplines on the Council. If you feel you have something to offer, join us at the Annual Meeting and speak up during the election portion of the meeting...or nominate someone you believe in...

COUNCIL POSITION RE-ELECTIONS

Three Council Positions will be up for re-election and will be voted on at the Annual Meeting.
Be sure to come and vote.

Elaine Hayes—Chair

Seeking re-election and will volunteer to continue as Chair if re-elected

Kyle Taylor—Architecture/Construction Chair

Seeking re-election and will volunteer to continue as the Architecture/Construction Chair if re-elected.

Gary Bramlett—General Member

Seeking re-election

Join us for our

ANNUAL NEIGHBORHOOD CLEAN UP DAY

Saturday, June 18th @ 8AM

We will have a trash dumpster delivered for the cleanup day and will work until it is full.

Please consider joining us as it is a big task to accomplish. It is a great way to meet your neighbors and take pride in your lake!

**Want to help save your HOA money for
bigger and better things?**

**Opt for paperless billing and
newsletters today!**

**It's easy! Send your request to
northwoodlakeestates@gmail.com**

COVENANT CHECK:

ARTICLE IV SECTION 11

All lots shall be maintained in a neat and sightly condition by the lot owner. Weeds and brush shall be cut regularly by the owner. Should lots become unsightly, the Council may, after giving a thirty (30) day notice in writing addressed to the last known address of the lot owner, contract to have weeds cut or lot cleaned and bill the owner therefor. Should said bill become more than sixty (60) days in arrear, the Council may revoke the owner's lake privileges and file a lien against the property for the unpaid amount plus interest and related fees.

MESSAGE FROM ROADS CHAIR

Well, once again roads repair has been an interesting “adventure” this year. The change in the covenants last year has certainly helped us stay up with what needs to be done, but, of course, we will never have enough to take care of everything that needs to be done and even money is not all there is to it.

We decided to use a different paving company this year that had been recommended by another HOA because the company we had been using was not very timely in their response to our needs. The new company gave an excellent presentation at a council meeting this past winter with a long-term vision to keep up with our roads within the budgetary constraints that we have. Later, their representatives went around the neighborhood with me several times to assess what could be done over what period of time and we looked at every section of the NWLE 11 miles of road at least twice. We decided to finish off repairs that had been identified prior to the new covenant change and responded to new but serious repairs that resulted from the rains last year. So sections of Oak Hill, Magnolia and Laurel were repaired with the money we had on hand in April with more repairs anticipated in July after more funds become available.

Unfortunately, things began to deteriorate with the company we were using, such as losing some of their most talented and capable employees, and having quality control and cash flow problems. While they were paid for the work they did, it did not appear to be wise for NWLE to continue with this company at this time. We may go back to the company we had been using in the past, but also welcome other suggestions for paving companies that may be more responsive to our needs, provide quality work and operate under a more stable business plan.

Thanks to everyone for putting up with the inconveniences getting in and out of the neighborhood while road repairs were underway. We will keep shaking the bushes for quality paving companies.

Joe Sullivan
Roads Chair

MESSAGE FROM CONSTRUCTION/ARCHITECTURE CHAIR

It's the time of year when we all start thinking about home improvements and building projects. Please remember that 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 at www.northwoodlakeestates.com. Applications are considered at the regular, monthly meetings. Please do not hesitate to contact me if you have any questions about the requirements or about something that you believe may not be in compliance. Thank you.

Kyle Taylor
Construction/Architecture Chair
405-203-8147 (m)

2016 Gate Proposal Update:

As voted for last year at the 2015 annual meeting, the Council is still actively reviewing the ability and best application to install gates to prevent traffic . After consulting with experts on easements and land rights, we have determined that we do not have the appropriate land rights to install a gate south of the dam. Meaning that we cannot put a gate on the land that we do not own, even though we use and maintain the road through that land. It was known before the vote that we do not own that land and this now confirms that we cannot gate it. We have approached the owner of the land south of the dam several times, and at this time he will not grant the permission needed to install a gate there. We are still looking into what would be required, from a land rights perspective, for the proposed gate location at Cemetery and Oak Hill.

LAKE AND DAM REPORT

Its good to see the lake full and many of our neighbors using it. Many thanks to those of you who help keep the area clean.

Please be sure to keep the gate closed and locked, not just “dummy locked”, even while you are at the lake area, I have had to shut it on several occasions.

We had our annual inspection and and it was recommended that we add some concrete to the spillway to keep the overflow from washing out under the spillway. Also it was advised that we have gravel or dirt put on the east side of the Dam.

We have had this taken care of and also had dirt work done by the gate and across the road. We still need to have sod put on the east side of the Dam to keep it from eroding.

I have seen 4 wheelers and vehicles below the dam this is causing some of the erosion issues we are having. Please do not ride below the dam. We have spent a lot of money to try and preserve the dam and keep it up to code. Remember we are considered a High Hazard Dam and we have several guidelines that have to be followed. These guidelines are set by the state and if we don't follow, them we can be fined.

Fishing has been pretty good so far this year. The bass are fat and healthy and put up a good fight. I would like to stock it with some more fish and if anyone knows how to go about that please contact me.

Hope everyone has a good and safe summer.
John Tate

PLAN ON GETTING ON THE LAKE?

Get your boat decal and keys for the neighborhood dock by contacting:
Elaine Hayes - 373-1548

FINANCIALS

Balance Sheet May 31, 2016

Assets

| | |
|---------------------|----------------------|
| Cash | \$ 119,826.73 |
| Accounts Receivable | (1,388.73) |
| Deposits | <u>25.00</u> |
| Total Assets | \$ 118,463.00 |

Equity

| | |
|---------------------------------------|----------------------|
| Retained Earnings | \$ 111,007.76 |
| Net Income | <u>7,455.24</u> |
| Total Liabilities & Equity | \$ 118,463.00 |

Income Statement

July 1, 2015 - May 31, 2016

Income

| | |
|--------------------------|-----------------|
| Homeowners Dues | \$ 52,230.17 |
| Road Assessment Dues | 63,157.23 |
| Interest/Late Fee Income | 5,299.85 |
| Lake/Road Income | <u>3,570.00</u> |

Total Income **124,257.25**

Expense

| | |
|-------------------------|-----------------|
| Office & Administrative | \$ 19,604.13 |
| Lake & Grounds Expense | 19,195.52 |
| Road Maintenance/Repair | 72,694.81 |
| Collection Expense | 2,679.78 |
| Security | <u>2,627.77</u> |

Total Expense **\$116,802.01**

Net Income **\$ 7,455.24**

NOTE FROM TREASURER

It's time for the yearly dues payment. Invoices went out at the beginning of June and you should have received yours by now. If you have any issues with your balance or invoice, please contact the HOA by email or call 405-753-0695 and we will gladly review it with you. Payments are due on July 1st and remember that we now have a \$25.00 late fee for all balances outstanding after 60 days. This is in addition to the regular finance charges incurred.

We have collected \$54,623.75 of the recent road assessment that was due February 1st of this year. We still have receivables of around \$8,600.00 of this assessment. We cannot spend the money we have not received, so if you haven't paid your road assessment, please do so. This will allow us to repair and maintain more roads in our neighborhood.

We have had continued success with our collection effort and continually see less accounts getting to the point of needing legal support. If you have an account balance over \$500 or getting close to that amount, you will need to call and make arrangements to bring your account current. All accounts over \$500 will be sent to collections in September.

Thank you to all the homeowners that do pay your dues on time.