

Northwood Lake Estates

PO BOX 701

PIEDMONT, OK 73078

Send name and address corrections to northwoodlakeestates@gmail.com

Attend the Annual Meeting
Tuesday, June 24th, 2014
Check in 6:45 - Meeting at 7PM
Piedmont Civic Center
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

Laura Mitchell, Treasurer373-0188
jmitchl21@yahoo.com

Kay Martin640-1260
kscoo10@yahoo.com

Bob Goemaat, Construction/Architecture373-4458
rgoemaat@sbcglobal.net

Craig Guy, Roads Chair373-3222
OL2Lguy@cox.net

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

David Matter, Council Member.....373-4422
dmatter24400@yahoo.com

Gary Bramlett, Council Member373-2805
boomer535@cox.net

Joe Sullivan, Council Member 907-350-3271
nalitemwaubwalwa@gmail.com

The Northwood News

Northwood Lake Estates Homeowners Association

Message from Chairman Elaine Hayes

Hope everyone is having a great start to summer. Welcome to our new neighbors.

Thanks to the 4 council members and the 4 homeowners that helped out on our cleanup day at the boat ramp and the spillway. A lot was done and it looks much better.

We have 3 terms on the board up for election. The members holding these positions are Craig Guy (Road Chair), Kay Martin (Secretary) and Joe Sullivan (Member).

Now that warm weather is here, grass and weeds are starting to grow, please be courteous to your neighbors and keep the grass mowed on any and all lots you own.

We have a security patrol in the neighborhood. Thanks to Bob Goemaat and John Tate for patrolling.

Elaine Hayes
Chair

ANNUAL MEETING AGENDA

- I. Welcome and Quorum Determined
- II. Reports
 - A. Financials Laura Mitchell
 - B. Roads Craig Guy
 - C. Architecture and Construction Bob Goemaat
 - D. Lake and Dam John Tate
- III. Business
 - A. Council positions
 - B. Vote
 - C. Road Assessment
 - D. Vote
 - E. Security Patrol Mileage
- IV. Adjourn

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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

REMINDER

Any construction of homes, outbuilding or fences have to have council approval before construction starts. A letter requesting permission to construct, a plot plan showing the location of the construction with all the set backs and an erosion/sediment control plan must be submitted. Details can be found on the Northwood Lake Estates web site. If you have any question please contact Bob Goemaat at 373-4458 or email rgoemaat@sbcglobal.net.

Did you know??

Your neighborhood is talking!

Find our Facebook group and join the conversation!!

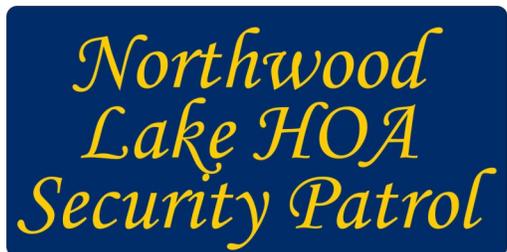
Search: Northwood Lake

COVENANT CHECK: ARTICLE X SECTION 5

No vehicle used for public transportation, recreation, commercial or any other use shall be parked or stored on any street within the area designated as single family residences. Vehicles belonging to guests of lot owners may be parked on the street for not more than a total of 24 hours, if said lot owner does not have sufficient off street parking to accommodate said vehicle. No parking of trailers, boats or vehicles which are not commonly used as everyday transportation will be allowed on vacant lots or common areas, but shall be permitted behind the front face of the owners dwelling with proper site screening as approved by the Council. No inoperable vehicle or similar equipment shall be permitted to remain upon any area or lot within the Addition, except within a completely enclosed outbuilding as outlined in Article IV, Section 10.

NEW NWLHOA SECURITY PATROL

Residents may have noticed several vehicles driving around the neighborhood sporting a revolving yellow beacon with signs on their doors that say "NORTHWOOD LAKE HOA SECURITY PATROL." These NWLE *volunteer* patrols were created at the recommendation of the Oklahoma City Police Dept. (among other suggestions) due to the numerous complaints



the HOA receives from residents regarding problems primarily in the area of the spillway and dock. Complaints have ranged from overweight vehicles crossing the spillway to 4-wheel pickups and ATVs damaging the earthen dam and areas around it, causing expensive repairs that must be borne by NWL residents.

The volunteer patrols have learned that most of the damaging behavior is caused by non-residents who are not aware or don't care that all roads, the spillway area, and dam area are all privately owned by the NWLHOA. The patrol is, when warranted, calling police to assist and/or issue citations.

The volunteer patrols are not meant to replace the police.

LAKE AND DAM REPORT

The lake is looking great! The water level is still at a full level and hopefully with some more rain it will stay that way for the summer. Thanks to everyone who has been using the lake for picking up their trash.

In the next few weeks we are having overhead barriers installed. There will be two installed on each end of the spillway that are 9 ft. tall, and one installed about 40 feet off of Northwood Drive on Canyon Road. which will be 10 ft. tall with a sign that will hang down at the 9 ft. level to warn trucks that they can't cross under the 9 ft. barrier ahead. We have had several big trucks cross the spillway, and it is rated at 5 tons. Hopefully this will stop them from crossing.

Last month, Oklahoma City let us use a dumpster at no charge to us. Signs were posted for a couple of weeks requesting volunteers to help clean up our lake area. I want to give a BIG THANK YOU TO THE 8 people who cared enough about the lake area show up to help. There are 350 households in Northwood and I expected a lot better turnout. We are a private neighborhood and everything that is done out here, we have to pay for out of our pockets. The more people we can get to volunteer, the more money we have to spend on things that are needed, like the roads. We try to save money whenever possible, but we need help.

I hope everyone has a good and safe summer.

John Tate
Lake and Dam Chair

PLAN ON GETTING ON THE LAKE?

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

OWNERSHIP APPRECIATION SPOTLIGHT

We want to thank one of our residents, Jacob Erzen, for donating time and equipment to move all the concrete from below the spillway back up to the down stream side of the spillway. Great job Jacob!!

"A Great Place to Live"
You can make a difference!

Are you smelling something?

Unfortunately we are still having complaints about aerobic septic systems. These systems should not have odor when they spray and should only spray between the hours of 1AM to 6AM. If not, then the system needs immediate maintenance to prevent environmental threats in our neighborhood. These systems should all be on a regular maintenance plan, which could significantly reduce potential repair costs, not to mention the odor.

If you see yours or a neighbor's system spraying at the wrong time or if it is chasing you inside, it is time to address it. If it is not yours, you can anonymously call the DEQ for assistance at 800-522-0206.

New Finance Service to Provide Better Support for You!

In order to provide better service to the home and property owners of Northwood Lake Estates, the NWLE Council decided to handle the previously outsourced services of the home owners association internally. Neighborhoods Plus (Neighborhood Services Corp) is no longer the financial service provider. Please update your contact information.

NEW Mailing address: PO Box 701, Piedmont, OK 73078

NEW Phone Number: 405-753-0695

NEW Email Address: northwoodlakeestates@gmail.com

Plus! Paperless billing now available! You can receive your bill through Paypal* or email!

*\$3 per lot convenience fee will be assessed for Paypal transactions.

You should have received a flyer in the mail with a form to fill out and return. If you haven't already, return the form to any board member you know or mail it to our PO Box as soon as possible so we can better serve you.

Are you new to the neighborhood?

Have you moved or planning to?

Did you forget something??

It is the responsibility of each homeowner and property owner, new or established in NWLE, to notify the Council of address and/or ownership changes within 30 days of the change (Article XIV, Section 1). It is as simple as sending a letter or an email. Send letters to PO Box 701, Piedmont, OK 73078 and emails to northwoodlakeestates@gmail.com. Make sure to include the legal description and a current mailing address.

Stay Informed!!!

For NWLE News Flashes:

Send your email address to
northwoodlakeestates@gmail.com

And get on the list for news flashes

The Council has processed many accounts through collections with a good deal of success and will continue to pursue delinquent accounts. If you are past due, call 405-753-0695 to work with our finance service and get your account current to prevent a possible negative impact on your credit rating. The new finance service is currently auditing each account for accuracy. Whether you have been invoiced correctly in the past or not, you are responsible for your dues immediately upon ownership and can still incur finance charges if not paid. Not sure if you owe? Call 405-753-0695 to find out.

MESSAGE FROM ROADS CHAIR—PROXY VOTE INFORMATION

Hello Northwood neighbors.

The following is the planned road work for this summer to be paid for through normal homeowners dues.

The first 100 ton is allotted for Cyndelyn Drive from Lake Shore Drive, north across Nancy Ann Drive. This will include two intersections which require more asphalt, the remainder will be applied two inches thick. The second area to be repaired is 200 ton on LaCresta Drive starting just east of Westlake Drive and applied two inches thick, continuing around to and including as much of Laurel Drive as possible. The distance covered is determined by the number and size of pot holes, also the width of the road. Again, this is to be funded through normal homeowners dues at a cost of \$30,000 which is the amount budgeted by the Council.

In addition, at the request of the Council you are being ask to approve a Special Road Assessment in the amount of \$180 per land owner with 100% of that money going to road repairs. As you can see we are limited in the amount of work we can do through normal dues . If you approve the Special Assessment it would generate about \$60,000 additional and would be used in the following areas if approved by Council.

Where there are base failures on heavy traffic roads such as Chapel Drive, Oak Hill Drive and LaCresta Drive, to simply asphalt without first doing some base repairs will be in most cases a very short term fix. The cost to do base repair is \$11 per LF, or \$11,000 for 1000 feet of repair, which includes grinding existing surface 6 inches deep to reincorporate road materials, grade and compact then apply 1 1/2 inch of crush run and compact. This cost does not allow for asphalt but would allow the base to stabilize ,then have asphalt applied at a later time. This method has proven to provide the best return on the neighborhood's money. We have other options with different benefits. I know full well, for many, this may be a big choice. These are our roads. Please don't let a few people make that choice for you, come out and vote or use your proxy attached to this newsletter if you cannot attend the annual meeting.

I will be glad to answer any questions I can at our annual meeting.

Thank You,
Craig Guy
Roads Chair

Proxy Vote Form
Northwood Lake Estates
Road Assessment

Only members in GOOD STANDING (all dues and special assessments must be paid in full) shall be eligible to vote and/or bear proxies for another member.

Proxy is valid only for the Annual Meeting to be held on June 24, 2014

PERSON VOTING: Name (Voter): _____

Address (Voter): _____

Lots (Voter): _____
(Block(s)) (Lot(s)) (Block(s)) (Lot(s))

VOTING FOR: Name (Absentee Member): _____

Address (Absentee Member): _____

Lots (Absentee Member): _____
(Block(s)) (Lot(s)) (Block(s)) (Lot(s))

Absentee Member: Please indicate how you wish to vote for the proposed road assessment before signing and submitting.

_____ I vote to APPROVE the road assessment

_____ I vote NOT to approve the road assessment

I hereby authorize the person named to submit the above vote on my behalf at the Northwood Lake Estates Homeowners' Association annual meeting to be held June 24, 2014.

Absentee Member's Signature

Date

