



**The Meadows HOA  
Annual HOA Overview  
November 2020**

# Neighborhood Communications & Facts

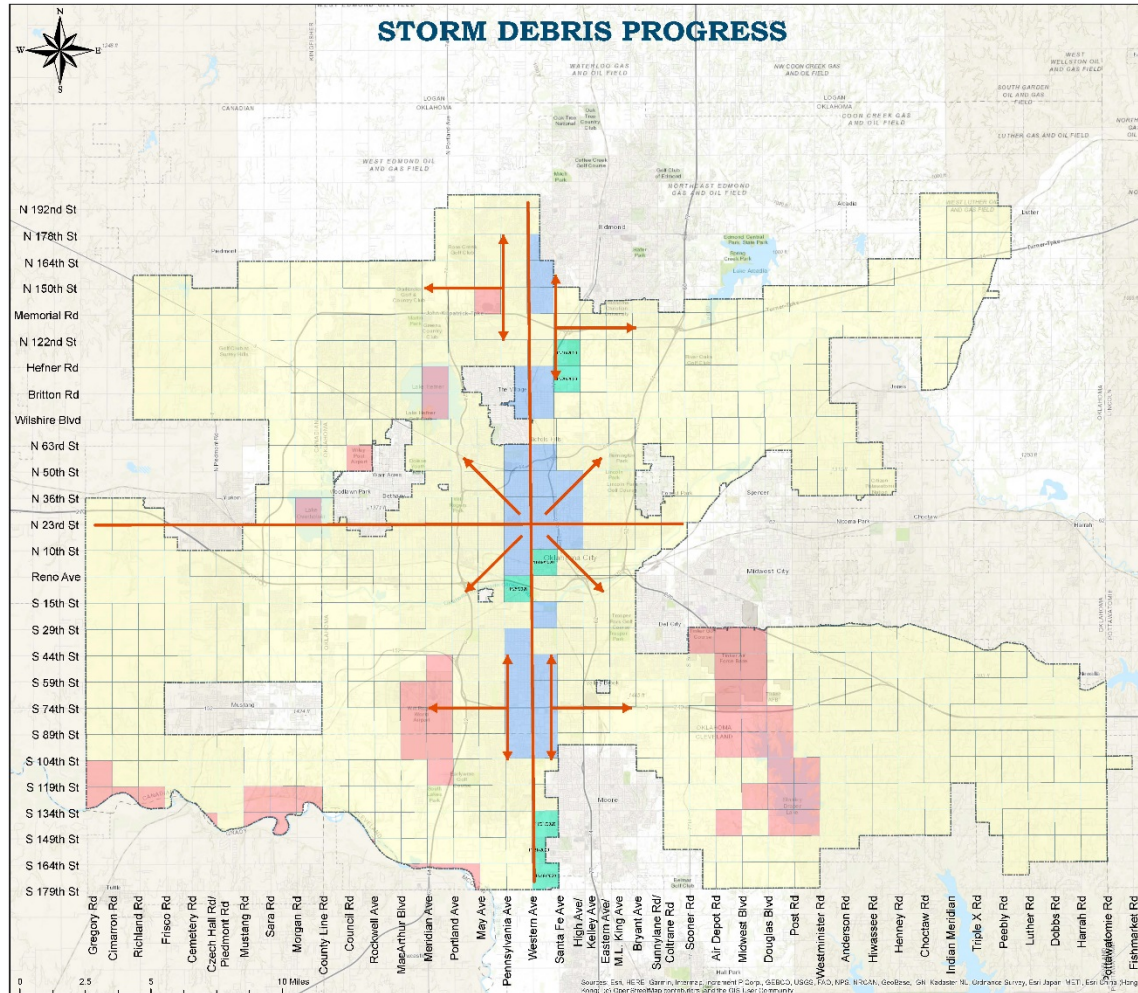
- The Meadows at RiverBend – 549 Homeowners
  - 34 Homes Sold 2020
  - 4 New Homes Built 2020
  - 8 Empty Lots with 2 owned by the City of Bethany
  - 35 Rental Homes
- RiverBend Estates – 412 Homeowners
- Blackwood Farms – Approximately 60 Homeowners
- HOA Website – [www.themeadowsokc.org](http://www.themeadowsokc.org)
  - Request for ads, recipes, safety, etc. Please send to [themeadowsokc@gmail.com](mailto:themeadowsokc@gmail.com)
- HOA Email Address – [themeadowsokc@gmail.com](mailto:themeadowsokc@gmail.com)
- HOA voicemail – (405) 456-9030
- Facebook page – “like” The Meadows at River Bend HOA
  - We have a communications coordinator posting on our FaceBook page. Check it Out!
- E-mail Communications
  - “News and Notes” e-mails
  - Provide preferred email address with invoice or email [themeadowsokc@gmail.com](mailto:themeadowsokc@gmail.com)
- **Note – actively seeking volunteers to serve as board members, committee members, or park reps. If interested, please email [themeadowsokc@gmail.com](mailto:themeadowsokc@gmail.com)**

- Ice Storm – October 2020
  - <https://www.okc.gov/residents/prepare-okc/know-what-to-do/winter-weather/october-2020-ice-storm>
  - Crews will be by to pick up the limbs. You will not be charged. It will take months, and multiple passes through each neighborhood, before all the debris is removed.
  - No citations will be issued for tree debris properly stacked at the curb.
  
- Other options for debris/limb removal
  - Brad Burch at KDubble Builders at 580-917-5859 – trim trees or haul off tree limbs
  - 1 800-GOT-Junk Jamie Kostelac, a Meadows at RiverBend resident is a franchise partner. If anyone needs limbs removed before the long awaited bulk pick up. They can call 405-822-1126.
  - If you have a recommendation for reliable contractors for tree trimming and removal, please let us know and we will pass it on to the homeowners.
  - <https://www.okc.gov/residents/prepare-okc/know-what-to-do/winter-weather/october-2020-ice-storm>
  
- Tree Replacement to adhere to the C&R
  - Each homeowner is required to have a tree placed somewhere in the front yard. It is recommended that a deciduous tree, including but not limited to, trees such as the Chinese Pistache, Cleveland Select (a better variety of the pear tree), Oklahoma Redbud, Bradford Pear, or other deciduous tree, of at least a minimum of 15 gallons in size be placed somewhere in the front yard.

# Ice Storm October 2020



- Curbside debris pickup progress map – as of 11/30/20



The City of  
**OKLAHOMA CITY**  
UTILITIES DEPARTMENT

Status Date:  
11/30/2020

**Status**

- Planned
- No Debris Pickup
- Currently Working
- 1st Pass Complete
- 2nd Pass Complete

# Covenants & Restrictions (C&R)

## Summary Common Violations & Enforcement

### Parking

- Violation of Paragraph 11 – Parking
  - **Violation to park any vehicle overnight upon any public street in the association.** Any vehicle which is not parked in a garage, must be parked upon the driveway of the home. Parking in the yard is also a violation of the Restrictions. In addition it is a violation to store any recreational vehicle, boat, storage pod or camper in the driveway or upon any street in the association.
  
- C&R Notification Process per violation
  - 1<sup>st</sup> – Courtesy letter provided to homeowner
    - Note: Letter shall only be provided to a Homeowner once in any twelve month period.
  - 2<sup>nd</sup> – Any repeated violation within a twelve month period results in another written notification
  - 3<sup>rd</sup> – In the event that both the first and second violation are for a repeated violation, the Homeowner will at that time be assessed a penalty of \$50.00 for the third and subsequent offense

### Flower Beds, Trees, Lawn Upkeep, & Basketball Goals

- Violation of Paragraph 10 – Flower Beds, Lawn Upkeep, Disposal of Grass Clippings
- Violation of Paragraph 13 – Basketball Goals
  
- C&R Notification Process per violation
  - 1<sup>st</sup> – Courtesy letter provided to homeowner
    - Note: Letter shall only be provided to a Homeowner once in any twelve month period.
  - 2<sup>nd</sup> – Written notification and the Homeowner will at that time be assessed a penalty of \$50.00 for the second and subsequent offense

# Covenants & Restrictions (C&R)

## Summary Common Violations & Enforcement

C&R Description	Violations
Front Yard Cleanliness (i.e. signs in front yard, flower bed weeds , front lawn, trees, etc.)	42 with 6 monthly fines to date
Cars Parked in street; Boats & RVs/Travel Trailers parked in street or driveways	58 with 10 monthly fines to date
Other (Dog issues, Noise, Trash, Basketball Goals)	10

- HOA board continues to enforce C&Rs and follow the process with letters and fines.
- HOA board continues to implement improvements to the process. We will continue to confer with attorneys, OKC PD neighborhood compliance and other homeowners on suggestions so homeowners will comply with the C&Rs. Some homeowners will still choose not to comply.
- Utilize OKC Action Center at 297-2535 or file on-line service request at <http://www.okc.gov/action/onlineservicerequest/>.
- Additional HOA Actions
  - For repeat offenders, sending letters weekly in addition to monthly fines.
- Other Concerns
  - At the moment of violation or disturbance, file complaint with police at 297-1000
  - Police will not respond without a formal complaint by neighbor within area of violation/disturbance.
  - For construction vehicles utilizing neighborhood streets, contact construction company requesting separate entrance into adjacent neighborhoods. In addition, contact DOT and OHP weights and measurements to report issue.

# Treasurer's Report



- **Annual Report**
  - Budget for 2020 - \$64,000
    - Budget amended – front entrance lighting, sprinkler repairs and tree cleanup
  - YTD - \$54,088
  - Projected end of the year – \$59,683
  - Projected under budget – (-\$4317)
  - Budget for 2021 - \$65,000
- Over 75% of the expenses are for the park and landscaping
- **2021 Invoices – Due by 1/31/21**
  - 2021 Invoices will be mailed by 12/18/20
  - Option to pay via check or paypal

<b>2020 Summary of Expenses</b>	<b>To Date</b>	<b>Total</b>	<b>% of To Date</b>	<b>% of Total</b>
Park Operating Fund	\$ 25,632	\$ 25,632	47.39%	42.95%
Front Entrance - Mowing, Electrical, Front Repairs	\$ 14,679	\$ 16,942	27.14%	28.39%
Insurance	\$ 5,453	\$ 5,453	10.08%	9.14%
Utilities (Water, Electric, Storage)	\$ 3,290	\$ 4,093	6.08%	6.86%
Office Supplies/Mailings/Liens/Tax Prep	\$ 3,073	\$ 4,488	5.68%	7.52%
Christmas Lights & Contest and Raffle	\$ 1,621	\$ 2,421	3.00%	4.06%
Flagpole Repairs and Flags	\$ 340	\$ 654	0.58%	1.09%
	.			
<b>2019 Total Expenses to date</b>	<b>\$ 54,088</b>	<b>\$ 59,683</b>	<b>100%</b>	<b>100%</b>

## □ **Pennbrooke Subdivision – off of Brianna**

- Phase 1 has 59 lots.
  - All sewer, water and storm water lines have been completed.
  - Contractor is stabilizing streets to complete curbs and Paving - Projected completion with good weather by 12/19/20.
- Phase 2 projected to have 55 lots.
- Entrance sign that will be illuminated and along with landscaping at the entry of Brianna.
- Stinchcomb will not be extended.

## □ **Front Entrance off of GML**

- City to update street lights with LED Lights
- Only two (2) city street lights allowed in area per OKC traffic manager
- Working with outdoor landscape electrician to review options for additional lighting



# Park Budget & Update

- **Park Committee**
  - Members include: Both HOA Presidents and 3 members from each HOA
- **Park Operating fund is funded by both subdivisions; pro-rated based of number of homeowners**
  - The Meadows Operating Fund Contribution is ~\$25,000
  - Approximately 40% of our annual budget
- **Park Budget**
  - Budget for 2020 - \$43,000; YTD - \$33,395
    - Projected end of the year - \$49,929.12 (\$71 under budget) include \$2.4k escrow for tractor
  - Budget for 2021 - \$43,000 + \$2.4k escrow for tractor equipment replacement
- **Park Improvements**
  - New Playground
  - New Picnic Tables
  - Moved Backstops
  - Fixed Sidewalk
  - Updated Signs
  - New Maintenance Personnel
  - Mile Markers around sidewalk
- **Note – actively seeking volunteers to serve as board members and park reps. If interested, please email [themeadowsokc@gmail.com](mailto:themeadowsokc@gmail.com)**



# Other Items of Interest



## □ Seeking Committee Volunteers

- Board Members
- Park Committee Volunteers
- C&R Update Committee – Sending violations notices, Updating C&Rs and Fines
- Safety Committee – Implementing speed bumps, children at play signs, speed limit signs, etc.

## □ Neighborhood Activities

- Food Trucks – let us know if you have recommendations for more food trucks in 2021.
- Garage Sales – Spring and Fall
- Craft Fair
- Christmas Lights Contest
  - 3 winners, 1<sup>st</sup> \$100, 2<sup>nd</sup> \$75 and 3<sup>rd</sup> \$50
  - Contest will take place the weekend of December 18<sup>th</sup> and 19<sup>th</sup>

# Raffle

- Raffle
  - \$25.00 Gift Cards and free dues for 2021
  - Dues must be current to qualify
  - Random number generator to pick raffle winners and 2021 free dues
  - Winners notified via mail
  
- Email [themeadowsokc@gmail.com](mailto:themeadowsokc@gmail.com) with comments or suggestions
  
- Stay safe and Happy Holidays to all