



**The Meadows HOA
Annual HOA Overview
2021**

Neighborhood Communications & Facts

- The Meadows at RiverBend – 555 Homeowners
 - 35 Homes Sold 2021
 - 2 New Homes Built 2021
 - 6 Empty Lots with 2 owned by the City of Bethany
 - 36 Rental Homes
- RiverBend Estates – 404 Homeowners
- Blackwood Farms – Approximately 60 Homeowners
- HOA Website – www.themeadowsokc.org
 - Request for ads, recipes, etc. Please send to themeadowsokc@gmail.com
- HOA Email Address – 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
- **Note – actively seeking volunteers to serve as board members, committee members, or park reps. If interested, please email themeadowsokc@gmail.com**

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
 - 1st – Courtesy letter provided to homeowner
 - Note: Letter shall only be provided to a Homeowner once in any twelve month period.
 - 2nd – Any repeated violation within a twelve month period results in another written notification
 - 3rd – 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 each 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
 - 1st – Courtesy letter provided to homeowner
 - Note: Letter shall only be provided to a Homeowner once in any twelve month period.
 - 2nd – Written notification and the Homeowner will at that time be assessed a penalty of \$50.00 for the second and each 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.)	48 with 8 monthly fines
Cars Parked in street; Boats & RVs/Travel Trailers parked in street or driveways	64 with 12 monthly fines
Other (Dog issues, Noise, Trash, Basketball Goals)	8

- 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
 - Each letter written to a homeowner, the homeowner will also incur an administrative fee.
 - 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.

Annual Report



- **Annual Report**
 - Budget for 2021 - \$66,000
 - YTD - \$60,216
 - Projected end of the year – \$62,926
 - Projected under budget – (-\$3073)
 - Budget for 2022 - \$68,000 additional monies for front entrance lighting and fence painting
- Over 75% of the expenses are for the park and landscaping
- **2022 Invoices – Due by 1/31/22**
 - Due to increase costs of products and services, dues will be increased to \$140.00
 - 2022 Invoices will be mailed and emailed week of 12/27/21
 - Option to pay via check or electronic payment with Quickbooks

Summary of Expenses
Park Operating Fund
Front Entrance - Mowing, Electrical, Front Repairs, Flags
Insurance
Utilities (Water, Electric, Storage)
Office Supplies/Mailings/Liens/Tax Prep
Christmas Lights & Contest and Raffle
Flagpole Repairs and Flags
Total Expenses to date

To Date	Total	% of To Date	% of Total
\$ 25,848	\$ 25,848	42.92%	41.08%
\$ 21,090	\$ 21,090	35.02%	33.52%
\$ 4,550	\$ 4,550	7.56%	7.23%
\$ 3,104	\$ 3,664	5.15%	5.82%
\$ 4,666	\$ 5,791	7.75%	9.20%
\$ 959	\$ 1,984	1.59%	3.15%
		0.00%	0.00%
\$ 60,216	\$ 62,926	100%	100%

□ Pennbrooke Subdivision – off of Brianna

- Phase 1 has 59 lots.
- Phase 2 projected to have 55 lots.
- Entrance sign that will be illuminated and along with landscaping at the entry of Brianna.
- Home Creations Development

□ Front Entrance off of GML

- City updating street lights with LED Lights
- Only two (2) city street lights allowed in area per OKC traffic manager
- Updated electrical in 2020, reviewing options to add more lighting

□ Speed Limit & Stop Signs

- Please send email to themeadowsokc@gmail.com with recommendations for speed limit, yield, stop or other traffic signage in our neighborhood. Please provide type of signage and location recommendation.
- HOA will prepare Letter of Request and Petition for Oklahoma City Traffic and Transportation Commission review and approval
 - HOA will be asking for volunteers to help collect signatures for petition

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 45% of our annual budget
- **Park Budget**
 - Budget for 2021 - \$43,000; YTD - \$38,947
 - Projected end of the year - \$42,940 include \$2.4k escrow for tractor
 - Budget for 2022 - \$37,000 + \$2.4k escrow for tractor equipment replacement
- **Park Improvements**
 - Moved Backstops
 - Repaved parking lot
- **Note – actively seeking volunteers to serve as board members and park reps. If interested, please email 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 stop signs, children at play signs, speed limit signs, etc.

□ Neighborhood Activities

- Food Trucks – let us know if you have recommendations for more food trucks in 2022.
- Garage Sales – Spring and Fall
- Art & Craft Fair

Raffle

- Raffle
 - \$25.00 Gift Cards and free dues for 2022
 - Dues must be current to qualify
 - Random number generator to pick raffle winners and 2022 free dues
 - Winners notified via mail

- Email themeadowsokc@gmail.com with comments or suggestions

- Happy Holidays to all