



**The Meadows HOA
Annual HOA Overview
2022**

Neighborhood Communications & Facts

- The Meadows at RiverBend – 555 Homeowners
 - 24 Homes Sold 2022
 - 6 Empty Lots with 2 owned by the City of Bethany
 - 38 Rental Homes
- RiverBend Estates – 414 Homeowners
- Blackwood Farms – Approximately 60 Homeowners and growing
- 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

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.)	68 with 6 monthly fines
Cars Parked in street; Boats & RVs/Travel Trailers parked in street or driveways	34 with 8 monthly fines
Other (Dogs barking issues, Noise, Trash, Basketball Goals)	15

- 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.
 - Each letter written to a homeowner, the homeowner will also incur an administrative fee.
 - For repeat offenders, sending letters in addition to monthly fines.
 - Reviewing “cease and desist” actions with our lawyer to add to our procedures.
- Utilize OKC Action Center at 297-2535 or file on-line service request at <http://www.okc.gov/action/onlineservicerequest/>.
- 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.
 - Barking Dogs - File a complaint with the OKC Animal Shelter. Person filing complaint must be willing to testify in court that such dog is a nuisance.
- Many thanks to the neighbors who take the time to notify the HOA board of violations.

Annual Report



- **Annual Report**
 - Budget for 2022 - \$66,000
 - YTD - \$56,778
 - Projected end of the year – \$61,450
 - Projected under budget – (-\$4548)
 - Budget for 2023 - \$66,000
 - Over 70% of the expenses are for the park and landscaping
- **2023 Invoices – Due by 1/31/23**
 - Dues will remain at \$140.00 annual
 - 2023 Invoices will be mailed and emailed
 - Option to pay via check or electronic payment with QuickBooks

Summary of Expenses
Park Operating Fund
Front Entrance - Maintenance, Updates, Flags, Etc
Sprinkler, Front Entrance Elec, Etc.
Utilities (Water, Electric, Storage)
Insurance
Office Supplies/Mailings/Tax Prep
Christmas Lights & Meetings
Total Expenses to date

To Date	Total	% of To Date	% of Total
\$ 23,326	\$ 23,326	41.08%	37.96%
\$ 14,325	\$ 14,325	25.23%	23.31%
\$ 5,671	\$ 5,671	9.99%	9.23%
\$ 4,711	\$ 5,961	8.30%	9.70%
\$ 5,028	\$ 5,028	8.86%	8.18%
\$ 2,853	\$ 4,878	5.02%	7.94%
\$ 864	\$ 2,264	1.52%	3.68%
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\$ 56,778	\$ 61,453	100%	100%

□ Front Entrance off of GML

- City updated street lights with LED Lights
- Only two (2) city street lights allowed in area per OKC traffic manager
- Updated electrical, continue to review options to add more lighting
- Updated front entrance trees and shrubs, we will continue to replace trees and add colorful plants

□ Speed Limit & Stop Signs

- Researching additional neighborhood 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 ~\$23,000
 - Approximately 40% of our annual budget
- **Park Budget**
 - Budget for 2022 ~ \$37,000; YTD ~ \$27,964
 - Includes escrow for new tractors
 - Budget for 2023 – In progress
- **Park Improvements**
 - New Entrance Signs
 - Small bridge over ditch to easily walk to fields
 - Added hopscotch

Other Items of Interest



□ **Seeking 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.
- Volunteers always welcome.

□ **Neighborhood Activities**

- Food Trucks – let us know if you have recommendations for more food trucks in 2023.
- Garage Sales – Spring and Fall

Raffle

- Raffle
 - \$25.00 Gift Cards and free 2023 Annual Dues
 - Dues must be current to qualify

- Email themeadowsokc@gmail.com with comments or suggestions

- Happy Holidays to all