



**The Meadows HOA
Annual HOA Overview
2023**

Neighborhood Communications & Facts

- The Meadows at RiverBend – 555 Homeowners
 - 6 Empty 24 Homes Sold 2023
 - Lots with 2 owned by the City of Bethany
 - 37 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.)	84 with 6 monthly fines
Cars Parked in street; Boats & RVs/Travel Trailers parked in street or driveways	46 with 8 monthly fines
Other (Dogs barking issues, Noise, Trash, Basketball Goals)	12

- Added a Compliance Officer to the board to assist with violation enforcement.
- Parking Compliance – 98% Compliant
- Yard Compliance – 96% Compliant
- 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**
 - Budget for 2022 - \$66,000
 - Projected end of the year – \$60,272
 - YTD - \$51,008
 - Projected under budget – (-\$5,362)
 - Includes an estimated \$10k for capital improvements to be used for fence and irrigation replacement
 - Capital Improvement contribution will be finalized at the end of each year based on final expenses and dues collections.
 - Budget for 2024 - \$66,000
 - Park contribution increasing by ~\$9k
 - Maintaining same budget by reducing other budget items
 - Over 45% of the expenses are for the park and front entrance
- **2024 Invoices – Due by 1/31/24**
 - Dues are \$154.00 annual
 - 2024 Invoices will be mailed and emailed
 - Option to pay via check or electronic payment with QuickBooks
 - Continue working with our lawyer to collect past dues.
- **Front Entrance Updates**
 - Adding additional professional services each year
 - Contracted a fertilization and weed control company
 - Added professional landscaping for flowerbeds, mulch and tree trimming
 - Maintaining the same approach as the park for general landscaping and will continue to add more professional services.
 - Only two (2) city streetlights allowed in area per OKC traffic manager
 - Continue to review options to add more lighting
 - Updated front entrance trees and shrubs, we will continue to replace trees and add colorful plants

Annual Budget

THE MEADOWS HOA	2023	2023	2023	2023	2024
Financial Report	Budget	Actuals to Date	Projections Nov-Dec	Difference	Budget
Income:					
Deposits					
Annual Dues	\$ 69,625.00	\$ 56,147.93	\$ 7,323.34		\$ 77,000.00
Annual Dues - Past Dues	\$ 22,482.84	\$ 3,334.00			\$ -
Insurance	\$ -	\$ -			\$ -
Riverbend HOA Reimbursements	\$ -	\$ 966.05			\$ -
Interest	\$ 150.00	\$ 25.21			\$ 150.00
Total Deposits	\$ 92,257.84	\$ 60,473.19	\$ 7,323.34		\$ 77,150.00
Total Income	\$ 94,951.99	\$ 68,756.18			\$ 77,150.00
Expenses:					
Activities					
Annual Meeting					
Food and Supplies	\$ 1,000.00	\$ -	\$ -	\$ (1,000.00)	\$ 1,000.00
Prizes	\$ 300.00	\$ -	\$ -	\$ (300.00)	\$ 300.00
Holidays/Donations					
Neighborhood Family Day/Meet and Greet	\$ 2,000.00	\$ 1,932.10	\$ -	\$ (67.90)	\$ 2,000.00
Christmas Lights	\$ 1,000.00	\$ -	\$ 1,000.00	\$ -	\$ 1,000.00
Food Bank/School Donation	\$ 500.00	\$ -	\$ -	\$ (500.00)	\$ 500.00
Banking & Website Expenses					
Bank Expenses (Banking & QuickBooks)	\$ 800.00	\$ 502.27	\$ 230.00	\$ (67.73)	\$ 800.00
Website Maintenance (GoDaddy expenses)	\$ 300.00	\$ 167.88	\$ 100.00	\$ (32.12)	\$ 300.00
Checks	\$ 150.00	\$ -	\$ 150.00	\$ -	\$ 150.00
Office Expenses					
Postage	\$ 2,500.00	\$ 1,106.07	\$ 900.00	\$ (493.93)	\$ 2,000.00
Invoices, Mailing & Supplies	\$ 1,300.00	\$ 1,182.99	\$ 300.00	\$ 182.99	\$ 1,300.00
Box Rental	\$ 250.00	\$ 176.00	\$ -	\$ (74.00)	\$ 250.00
Certified Letters	\$ 500.00	\$ 125.00	\$ 350.00	\$ (25.00)	\$ 500.00
Lien Filings and Releases	\$ 1,000.00	\$ 507.00	\$ 400.00	\$ (93.00)	\$ 500.00
Signs	\$ 500.00	\$ -	\$ -	\$ (500.00)	\$ 500.00
Maintenance & Repairs					
Mowing & Maintenance	\$ 8,500.00	\$ 5,450.00	\$ 800.00	\$ (2,250.00)	\$ 8,000.00
Front Entrance Weed Control & Supplies & Updates	\$ 4,000.00	\$ 1,345.03	\$ 1,000.00	\$ (1,654.97)	\$ 3,000.00
Sprinkler & Fence & Electrical	\$ 4,000.00	\$ 269.02	\$ 3,000.00	\$ (730.98)	\$ 3,000.00
Flowers & Trees	\$ 2,000.00	\$ 281.84	\$ -	\$ (1,718.16)	\$ 1,500.00
Flags and Flag Repairs	\$ 800.00	\$ 412.24	\$ 300.00	\$ (87.76)	\$ 800.00
Neighbors Lawn Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
Outside Services - Acctg / Lawyer / Insurance	\$ 7,000.00	\$ 5,537.54	\$ 500.00	\$ (962.46)	\$ 7,000.00
Park Operating and Capital Improvements					
Park Operating Fund	\$ 20,000.00	\$ 18,569.18	\$ -	\$ (1,430.82)	\$ 26,000.00
Utilities					
Electric	\$ 1,000.00	\$ 462.08	\$ 200.00	\$ (337.92)	\$ 1,000.00
Water	\$ 6,000.00	\$ 2,481.76	\$ 300.00	\$ (3,218.24)	\$ 4,000.00
Storage	\$ 600.00	\$ 500.00	\$ 100.00	\$ -	\$ 600.00
Capital Improvements/General Funds	\$ -	\$ 10,000.00	\$ -	\$ 10,000.00	TBD
Total Expenses	\$ 66,000.00	\$ 51,008.00	\$ 9,630.00	\$ (5,362.00)	\$ 66,000.00

Notes:

- Capital Improvement contribution will be finalized at the end of each year based on final expenses and dues collections.
- Projecting 2023 capital improvement contribution to be \$10,000.
- Capital Improvement will initial be used for fence and irrigation replacement.
- Family Fun Day expenses totaled \$1932; each HOA contributed \$966.
- Continue working with our lawyer to collect past dues. Will update 2024 budget for projected past dues income after 2023 end of year collections are recorded.

□ **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 ~\$26,000; approximately \$9k increase from 2023
 - Approximately 50% of our annual budget
- **Park Budget**
 - Budget for 2023 ~ \$37,000; YTD ~ \$39,168
 - Includes escrow for new tractors
 - Overage will come out of Capital Improvement/General Funds
 - Budget for 2024 – \$41,680
- **Park Improvements**
 - Small bridge over ditch to easily walk to fields
 - Added hopscotch
 - Updated “library nook”

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
 - 2024 Annual Dues to 1 homeowner
 - Dues must be current to qualify

- Email themeadowsokc@gmail.com with comments or suggestions

- Happy Holidays to all