

SOMERS POINTE



TOP NEWS

Association Dues – Thank you to those who have paid their HOA dues. The Association will continue with its collection process on all delinquent debt and may file liens on open balance accounts.

Splash Pad – The opening date is **Wednesday, May 24th**. I would like to remind you of a few guidelines.

- splashpad is unsupervised, use at your own risk
- all children under 7 must have adult supervision
- toddlers must wear proper swim diapers
- please play in a courteous, safe, and family oriented manner
- dispose of trash properly
- glass containers are prohibited
- smoking is also prohibited
- absolutely no firearms allowed

IMPORTANT COVENANT REMINDERS

Somers Pointe Covenants are binding agreements of guidelines and regulations that are observed by Somers Pointe Homeowners. The covenants main purpose is to protect and preserve your home property value.

Lawn Maintenance – Please maintain your lawn to comply with the community covenants. If you observe an un-kept lawn, you may check with the homeowner to see if everything is okay and or e-mail the Director of Community Operations at info@somerspointehoa.com and provide address of concern.

Parking – If a vehicle is illegally parked in street you may call 405-297-2535 OKC Action Center Parking Enforcement or the non-emergency OKC Police Dispatch at 405-231-2121. The vehicle must be properly tagged and in good operating condition. The vehicle must be parked with the flow of traffic. The vehicle must not be parked such as to present a hazard to normal traffic flow. The vehicle may not be leaking oil onto the street.

If you notice a trailer, boat, or broken down vehicle that is parked in the drive for longer periods of time. Please contact info@somerspointehoa.com and provide the address of concern.

Dog Barking – The Association may correspond with a resident if a dog is barking, but the recommended thing to do is contact the following: The non-emergency OKC Police Dispatch at 405-231-2121 or Oklahoma City Animal Welfare 405-297-3100 or the OKC Action Center 405-297-2535. The city should be able to guide

PURPOSE

The purpose of this letter is to provide you with community information and important reminders. Please retain this letter in your files and reference it when you may have questions regarding HOA matters.

STREET LIGHT REPAIRS

To turn in a light repair request: you can call CADDO Electric at 405-656-2322 and provide the address of the light or the closest intersection.

POTHoles AND CRACKS

If you observe a pothole or a major crack in the street, you may contact the OKC Street Maintenance Department pothole hotline 405-631-1111 and provide exact address of crack and pothole.

SIMPLE REMINDERS

Modifications: Please remember to work with the HOA if you plan on installing a shed, pergola, pool, landscaping, or staining your fence.

Trees: Please remember the importance of having alive trees on your lot. The Association will conduct another tree audit in late summer or early fall to observe dead or missing trees on lots. Interior lots need two living trees and corner lots need three living trees.

Also, once your tree has reached the 12 months mark or so, it's important to remove the "t" posts attached to the tree.

Article 5 Maintenance and Repair. 5.1 Maintenance of Lots.

Each Owner shall maintain such Owner's Lot, including all landscaping and improvements comprising the Lot, in a manner consistent with Governing Documents, the Somers Pointe-Wide Standard and all applicable covenants, unless, such maintenance responsibility is otherwise assumed by or assigned to the Association or a Series pursuant to any Supplemental Declaration or other declaration of covenants applicable to such Lot.



2.3 Noxious, Offensive Activity. Any activity which emits foul or obnoxious odors outside the Unit or creates noise or other conditions which tend to disturb the peace or threaten the safety of the occupants of other Units or uses of the Common Area;



SOMERS POINTE ASSOCIATION

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SOMERS POINTE HOA | WELCOMES YOU

If you have recently moved into Somers Pointe we welcome you and I hope by now you are getting settled into your new home. This Association is committed to help protect and preserve the overall environment of the community. The responsibilities of the HOA are to collect HOA dues, pay HOA expenses, enforce HOA covenants, and to hire a landscaping company to mow and maintain the common areas in Somers Pointe

Communication is one of the most important tools in an HOA, I would like for you to contact me at anytime with questions, comments, or concerns.

THE WHAT, WHY, & WHO OF SOMERS POINTE HOA

What: Somers Pointe HOA is a not-for-profit organization that is built up of lot owners known as “members” and is put in place to protect home values as well as to enhance the look and feel of the community.

Why: The Association is an entity responsible for management, maintenance, operation and control of the common area “open spaces” in Somers Pointe

The Association is also the primary entity responsible for enforcement of Somers Pointe Governing Documents. The Association shall perform its functions in accordance with

the Somers Pointe Governing Documents and the laws of the State of Oklahoma.

Who: The Director of Community Operations. Within this position there are four primary scopes of work.

1. Collect HOA Dues: send out invoices and statements collecting HOA dues. This is how the HOA operates and pays for HOA expenses
2. Request and Receive HOA Landscape Bids: receive at least three competitive bids to maintain the common areas in Somers Pointe.

3. Enforce Community Covenants: a homeowner fills out an HOA violation form and sends it to the Director of Community Operations and a ticket opens to attempt to resolve the issue.
4. Review Architectural Applications: receive and review lot modifications forms from homeowners making changes to their home and/or home site.

MR. GREEN'S CONTACT

If you need any assistance or have any questions, please contact me.

Rob Green | **Director of Community Operations** | 405-520-1409 | rgreen@ideal-homes.com

GOVERNING DOCUMENTS

If you need a copy of the Governing Documents for Somers Pointe, please visit somerspointehoa.com or if you have any questions regarding the Governing Documents, please e-mail me at the above e-mail address.