

**SOMERS POINTE ASSOCIATION
1320 North Porter Avenue
Norman, OK 73071**

September 26th, 2013

Welcome to the 2013 Somers Pointe HOA Open House. I appreciate your efforts to come out and meet your neighbors. In addition, I hope you find the enclosed information useful. Please let me know if there is any way that I can, within my scopes of work, make Somers Pointe a pleasurable place to live.

In this packet you will find:

- My Role**
- Why a HOA?**
- Brief Description of the Governing Documents for Somers Pointe**
- Year-to-Date Financial Statement**
- Common Communication within the HOA**
- What's Going On?**
- Contact Information**

Again, I hope you find the time to review this information closely and find it useful.

Regards,

Rob Green | Director of Community Operations

2013 Somers Pointe Home Owner Association Open House Information

Below is important information that is communicated within the HOA. Please review and let me know if you have any questions.

I. **Rob Green the Director of Community Operations main scopes of work**

- a. As the Director of Community Operations, there are four primary scopes of work in this position.
 - i. Collect HOA Dues: send out invoices and statements collecting HOA dues. This is how the HOA operates and pays for HOA expenses.
 - ii. Request and Receive HOA Landscape Bids: receive at least three competitive bids to maintain the common area in Somers Pointe.
 - iii. Enforce Community Covenant Violations: a homeowner fills out an HOA complaint form, sends to the Director of Community Operations and a ticket opens to attempt to resolve the issue.
 - iv. Review Architectural Applications: receive and review lot modification forms from homeowners making changes to their home and/or home site.

II. **What is an HOA and why does Somers Pointe have one?**

- a. An HOA is a not-for-profit organization that is put into place to protect and preserve property values.

III. **Homeowner Association Governing Documents**

- a. The association's governing documents are made up of legally binding documents that are filed at the county office.
 - i. Declarations: The real property covenants, filed with county clerk. Provides structural and use restrictions and creates the community association.
 - ii. Bylaws: The business practices of an HOA: who governs, how often, when/where/how do we meet and conduct business.
 - iii. Initial Rules: The rules flesh out the can's and cant's within the community.
 - iv. Guidelines: These are like rules except they are weighted toward structural/aesthetic restrictions.
 1. If you are interested in changing or adding something to your home or lot, please submit an application.
- b. The HOA governing documents can be located on Somers Pointe website: www.somerspointehoa.com

IV. **Financial Statements**

- a. As of 9.26.13 Somers Pointe's bank balance is \$15,680.12
- b. Ideal Homes and the Developer are also paying HOA dues for all vacant lots as well as all homes that are not occupied.
- c. Somers Pointe's account receivables are \$11,698.92 (what delinquent homeowners owe) and the HOA will be filing liens before early October.

Common Communication in Somers Pointe –

Below is additional information usually communicated within the HOA. I wanted to point out, some of these items are not necessarily taking place in Somers Pointe, it's just if they were to take place this is the information to reference.

Lawn Maintenance – Until we experience cooler temperatures, please continue to maintain your lawn to comply with Somers Pointe community covenants. If you observe an un-kept lawn, you may submit a violation form on the website; www.somerspointehoa.com. You may also contact the Action Center if it's above 12" tall. The text below is pulled from the covenants:

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.

Street parking – There has been some concern regarding boat and trailer parking in Somers Pointe. The below information is a section in the restrictive covenants referring to parking in Somers Pointe.

2. Restrictions. The following activities are prohibited at Somers Pointe unless expressly authorized by, and then subject to such conditions as may be imposed by, the Board:

2.1 Parking. Parking any vehicles on public or private streets or thoroughfares, or parking of commercial vehicles or equipment, mobile homes, recreational vehicles, golf carts, boats and other watercraft, trailers, stored vehicles, or inoperable vehicles in places other than enclosed garages; provided, construction, service and delivery vehicles shall be exempt from this provision for such period of time as is reasonably necessary to provide service or to make a delivery to a Lot or the Common Area. Except as provided in Section 2.1, D of this Declaration,

Below is some information regarding the city and parking. If you notice any of the following call the city action center.

- a. The vehicle must be properly tagged and in good operating condition.
- b. The vehicle must be parked with the flow of traffic.
- c. The vehicle must not be parked such as to present a hazard to normal traffic flow.
- d. The vehicle may not be leaking oil onto the street.
- e. The vehicle must not be blocking the sidewalk.

Also, if a car is parked too close to the mailbox, the Postal Service may not deliver the mail. For more information please consult the Oklahoma City municipal Code at www.okc.gov for further restrictions, or you can call or e-mail the OKC Action Center.

Boats & Trailers in Driveways or Streets - Boats and trailers may park in driveway on a temporarily basis. If you need to wash or repair your boat, please notify the HOA and communicate the time your boat will be in the community. For use of trailers, please follow the same rule.

Speeding Traffic through the Community – Please observe city traffic laws and all residential speeds zones. If you observe speeding traffic, please keep track of the following: type of car, time of day and area of driving. After you have gathered the above information, notify your local traffic law enforcement then notify the Director of Community Operations.

Garbage cans – Trash pickup is on Thursday; the city requires that trash cans are to be off the curb by the next day. Debris sitting curbside longer than three days is prohibited and the city will notify the residents. If you are to observe trashcans sitting curbside for more than a couple of days, you can call the **OKC action center: 297-2535**

The covenants do require that cans be screened from view. If you do not have the room in your garage to store trash cans, please store the trash can at your back gate or in your back yard. This has worked in other communities, please comply with the covenants.

Reporting Crime – If you experienced any crime related situations, please call the local authority's immediately. Then please notify the Director of Community Operations so I may update my records. **Santa Fe Patrol Division 405-297-1190**

Community Watch Program – The HOA in the past communicated with a few homeowners who had interest in starting a community watch program. The HOA has set a few items in place to help implement a watch program. For example, signs are already installed in the entry ways, the HOA has also had a website developed for updates and communication purposes, and lastly the HOA has provided a Community Watch Booklet to a few homeowners. If you would like more information, please coordinate with the Director of Community Operations. You can contact the Santa Fe PD Division for more information.

HOA Accountability – Any homeowner from the Somers Pointe HOA is always welcome to schedule an appointment with me to discuss HOA matters. For example, to view any funds that are spent and allocated as well as enforcement upon Somers Pointe Community Covenants.

Lot Modification (DRB's) – If you would like to add a shed, shelter, new roof, or installing a pool. Please check your guidelines in the Governing Documents. Then you need to fill out a DRB form on the website.

Reporting Violations – To report a violation in Somers Pointe, go to www.somerspointehoa.com and click on violation form.

If you recognize the violation falls under city code, call **OKC action center: 297-2535**

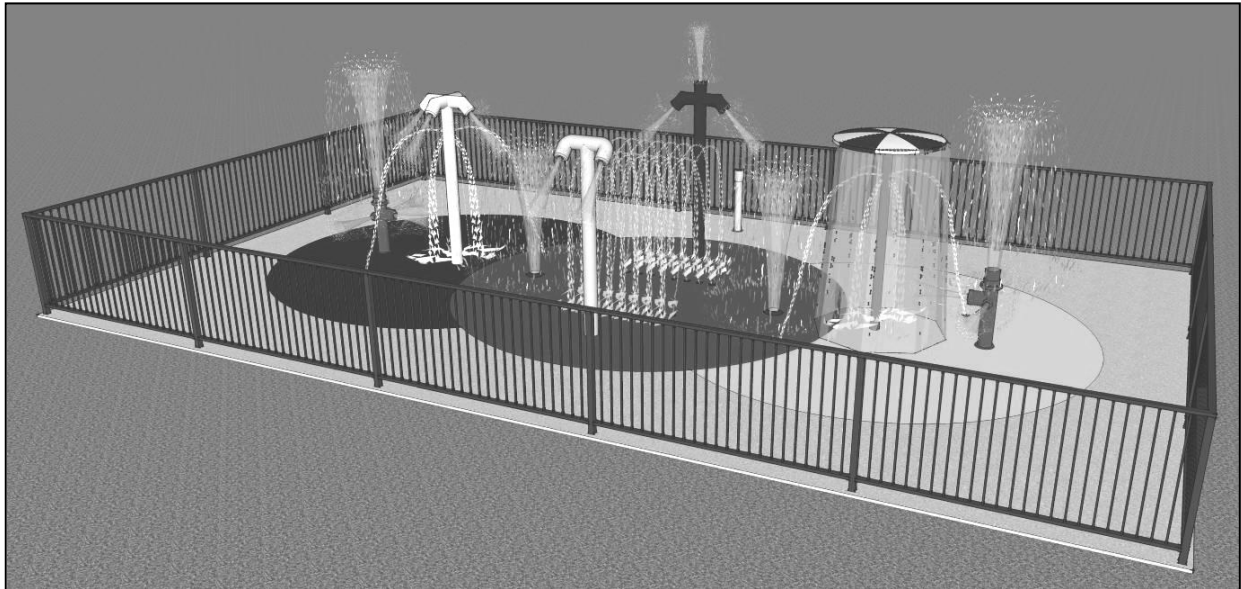
What's going on in Somers Pointe?

Tree Replacement Project in Common Areas – Over the next two months, the HOA will be flagging dead trees located in common areas. Then we will replace all dead trees accordingly.

Homeowner Tree Replacement – Further communication will be sent out to all homeowners that have dead tree(s) or missing their tree(s). The HOA recommends using Marcum's Nursery as your tree provider. Marcum's is familiar with the area and know what trees do well in this environment. If homeowners fail to comply with the HOA guidelines, then enforcement will be applicable. Please remember to fill out a DRB form for trees outside the list we plan to provide.

Fence Repairs – The HOA will be conducting a fence audit over the winter for all common area fencing.

Splash Pad – It is in the works that Somers Pointe will be getting a splash pad. Project will commence during the winter and our goal is to be completed before next Memorial Day.



Thank you.

Rob Green | **Director of Community Operations**
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