

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

July 26, 2017

Welcome to the 2017 Somers Pointe HOA Event. I appreciate your efforts coming out. I hope you find the enclosed information useful and resourceful. Please let me know if there is any way that I can, within my scopes of work, make Somers Pointe a pleasant 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**
- 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
405-520-1409 | rgreen@ideal-homes.com**

2017 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, 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 7.26.17 Somers Pointe bank balance is \$14,825.43
 - 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 account receivables are \$17,147.14 The HOA has hired a law firm to act as a collecting agent on large delinquent accounts.

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 – 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. 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: Street parking has been discussed as a community concern. Please try your best to park in your driveway (without blocking sidewalks). The below box 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,

Street Parking Continued: Below is some information regarding the city and parking. If you notice any of the following you may call the **City Action Center** at <http://www.okc.gov/action/> or 405-297-2535.

- 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.
- f. The vehicle must be parked 15' from intersection.

Also, please avoid from blocking mailboxes, in certain cases you can might be preventing someone from getting their mail. For further information, you may consult the Oklahoma City municipal Code at www.okc.gov for further restrictions, or you can call or e-mail the OKC Action Center above.

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 of Operations.

Speeding Devices - In regards to the stop signs and or speed bumps you'll need to contact the Oklahoma City Traffic Management Department, specifically: [Stuart Chai, P.E.](mailto:Stuart.Chai@okc.gov) City Traffic Engineer Phone Number : 405/297-2003 or stuart.chai@okc.gov

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.

Garbage cans – 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**

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.

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 Street Repairs – 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.

Reporting Street Lights Repairs – To turn in a light repair request: you can either call Caddo Electric at 405-656-2322 and then ask for dispatch and provide the address of the light or the closest intersection or e-mail info@somerspointehoa.com.

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**

Fire Works – Please refrain from shooting fireworks within Somers Pointe Community. This is illegal and if you observe such action, contact the local authorities and file an official report.

Dog Barking and Leash Laws – The Association may correspond with a resident if a dog is barking , but the best thing to do is contact Oklahoma City Animal Welfare or the Okc Action Center. Animal Welfare contact information 405-297-3100 and The Action Center is 405-297-2535 and the same for all pets being leashed located in the common areas.

Compliance and Enforcement – When the HOA makes note of a violation, written notice is sent out. If the homeowner fails to respond and not comply with the covenant and restrictions, then through procedural efforts the HOA may impose monetary fines which shall constitute a lien upon the unit or take litigation measures on lot owner at owner's expense.

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.

Leased Homes – The Association has been working on tracking the leased home inventory to make sure the community is under or remains under its percentage cap and all leasing guidelines are being met. If you are leasing your home and haven’t registered your property with the Association and or using a qualified property manager to manage your property, you’ll need to do so at your earliest convenience. Compliance and enforcement procedures are applicable with the appropriate correspondence provided if not registered.

Community Pool - It’s been noted that there has been dialogue requesting a pool amongst the self lead Facebook group for the Somers Pointes residents.

I would like to address this topic and add some clarity on behalf of the HOA and the Developer. There are no plans to install a pool within the Somers Pointe community. Below are just a few main points why we are not able to install a pool.

1. Expectations – the current residents bought their homes knowingly that there is no pool in the community. The HOA exists to balance the needs of the individuals with the needs of the whole community.
2. Budgets – Prior to the community becoming developed. The owners of the land sets up budgets for the development, just as a family would for their personal expenses, for the community and a pool was never budgeted for. If this was to happen in the beginning, then the lots, homes, and dues prices would have been adversely higher. Plus, the City and Health Department would have a say in the matter as well.
3. HOA Dues – the philosophy of setting your dues are based off of reasonable figures, while taking in consideration of your lot size, square footage of your home, and your home price. In addition, the dues were set in accordance with the numbers homes built to cover current and future expenses.
 - a. If a pool was installed after the fact, your dues would have to increase substantially and that would not be fair on those who do not want a pool.
 - b. Furthermore, the current A/R (accounts receivable, what homeowners owe the HOA) is \$17,157.14. If the dues were increased dramatically, then typically your AR increases too.
4. Common Areas Space – There is actually not a desirable space to install a pool after the fact. When you install a community pool, you also need bathing stations, bathroom facilities, and a parking lot. All said and done would call for a pretty large footprint to construct and maintain.
5. Maintenance – Not only do you have to come up with the money to construct the pool, bathrooms, bathing stations, and parking lot, you’ll need the money to maintain the amenity. The average price of maintaining just the pool of occupancy of 69 swimmers usually runs the HOA \$9,000 per season to operate from Memorial Weekend to Labor Day Weekend.

Again, these are just a few main points; there are several more that I would be willing to discuss with any member of the HOA.