

## Secretary's Report—October 20, 2009

First, I apologize for failing to send the envelopes with the voting ballots. I used a previous ballot that was on my computer, and I failed to notice that it said that an envelope was enclosed. I'm very sorry!

When asking for the dues increase, our intention was to have enough in a reserve account so that we could make significant improvements on the common areas, make necessary repairs to the office area, and allow for emergency funds if needed. We had not planned any specific use for the funds, but had planned on asking for input from homeowners.

Many of you had complaints which were voiced on the ballots, some of which were voiced with the use on profanity. We are all neighbors, hopefully working on a common goal of having a nice neighborhood & civility is in order.

The complaints included accusations concerning our promise to have quarterly meetings. As for the quarterly meetings, we spend time and money to rent the facility, put out flyers and posters, bring refreshments, come early to set up the chairs, and then have very scant attendance. The January quarterly meeting was attended by six board members and only 11 other homeowners. We went to all of the trouble to have the meeting and accomplished absolutely nothing. Many of those wanting quarterly meetings did not even show up for the one in January. Maybe we could consider having an April meeting in addition to the required October meeting.

Everyone wants us to police the subdivision for violations; however, we cannot enforce the rules. I have sent numerous letters concerning construction that had not been approved, abandoned vehicles, dogs, fences, above ground swimming pools that were not approved, failure to maintain landscaping, and improperly parked RV's, vehicles, and trailers and failure to mow weeds & grass. Many homeowners and lot owners have complied with the rules after the violation was pointed out to them; however there are about 7 or 8 to whom several letters have been sent and they refuse to comply. In order to have compliance, we must either hire a lawyer or take these offenders to small claims court, and probably have the work done to bring the offenders into compliance and file a lien to try to recoup our expenditure. During our tenure, we have filed one lien and it was collected. All of this costs money. If anyone has suggestions on methods to get compliance, we would appreciate your input. Also, for everyone's information, the homes on Mikey Lane are a separate HOA and subdivision called Chisholm Oaks. Their restrictions and bylaws are different from ours.

We have finally gotten the entrance to Cedar Oaks Circle completed. This was not done sooner because all of the bids were too expensive. Ed Dowell, who lives on Cedar Oaks Circle, has done the job at a discount, and we thank him for that. We have also put down mulch on the Woods entrance in the hope that weed control will be accomplished. The county has erected a speed limit sign at the Woods entrance, and I have called the county engineer and requested a "dead-end" sign for the Cedar Oaks entrance. Hopefully, it will be up in a few days.

Since last October, we have collected more money than we can expect to collect for the year of 2010 because many homeowners were past due on their 2008 dues. After mailing numerous reminders for homeowners to pay, we finally collected all of 2008 dues in December, and the last of the 2009 dues were finally collected in June. All of these dues are due on January 1 & I finally had to send five certified letters with the threat of a lien before all dues were collected for 2010. The total receipts that can be expected at this time are \$10,300, as builders do not pay dues. New homeowners pay upon closing, and there are only 10 builder lots remaining. A few homes will sell during the coming year adding some to the coffers. Prompt payment will save my time as well as postage and printing expenses. I would appreciate your paying anytime between now and January 1.

Additionally, we really are only mowing the weeds on the common areas, and it would befit an upscale community such as this to have real grass and sprinkler system to maintain it. We had planned on getting bids for soil, grass, and expanded irrigation, but, since the dues increase failed, that plan was scrapped.

The street lights similar to the ones on Mikey Lane were on a wish list and would have been on some of the utility easements throughout the subdivision; however this idea met with such hostility, that we didn't follow through in obtaining an estimate from HOT Electric Co-op. Lights could be installed by individual homeowners possibly sharing the expense with a neighbor, if desired.

As far as the upgraded street signs, a board member had mentioned that, and it certainly is not a high priority. The idea of cameras had been suggested as deterrence to criminal mischief and or thieves, and would probably not involve a large expenditure. I have not obtained estimates, due to the hostility that all of our ideas has caused.

These are only some ideas of improvements to the subdivision, and other ideas could be considered as needed. Again this was simply a "wish list". Some people wanted an accounting. Anything on which money has already been spent is in my Treasurer Report and is posted on the website. I have also posted the budget for the upcoming year.

I have prepared a questionnaire for your completion so that you might have input on plans and solutions for the subdivision. Please complete these forms in a manner of mutual cooperation. We are all neighbors working on a common goal, and the officers and board members are all unpaid volunteers trying to do an often difficult task. Cooperation is essential to make things happen as we want them to. This HOA is a "homeowners" association for the common goal of all homeowners, and it is not a "yard Nazis" association. It does seem to us that you would all want the neighborhood to be one of which we can all be proud, and this should include putting in grass and keeping it mowed and edged.

The board still wants an increase the dues; however, maybe an increase at this time in the amount of \$25 or \$50 would be more in order. This would give us a little cushion with which to make gradual improvements and allow for emergency funds. At the present time, we probably cannot expect to break even. We do have a little cushion, but we really don't want to keep dipping into that.

Phone numbers and email addresses for all homeowners would be helpful in avoiding such extensive mail outs of informational letters, invoices, and violation notices. Also, having phone committees might be an idea to discuss.

After we discuss other business, we will elect a president and several board members. Please consider volunteering. We usually have board of directors meetings on Mondays or Tuesdays bi-monthly or as required. We have had problems with attendance, so if you commit to being on the board, please commit to attending the meetings. Additionally, officers and board members need to set an example by complying with all of the restrictions. We hope that everyone can try to cooperate with the board. Several board members have resigned due to the inability to get things accomplished and due to hostility from other homeowners.

Your input on the website is important, and we invite all homeowners to communicate on the newly established "forum" on the website.

To all homeowners: The primary items in the Declaration of Restrictions that need attention are:

- **Approval of plans** for all construction, including (but not limited to) all structures, fences, pools, etc.
- **Maintenance of lawn on easements** is the responsibility of the homeowners, and grass, shrubbery, greenery and other landscaping material must be in good condition, mowed, and **free of weeds**.
- **Dogs must be restrained**, either by fence or leash
- Domestic animals should be limited to **2 dogs** and four total household pets.
- Motor homes, campers, and boat trailers should be parked no closer to the street than the rear wall of the house.
- **Junk automobiles** may not be stored on any lot
- All windows on any structure which are visible from any other lot or from the street must have **window coverings manufactured and designed for that purpose**.

## Questionnaire

### Cedar Oaks Estates Homeowners' Association

I \_\_\_\_\_ at (address) \_\_\_\_\_, Phone number \_\_\_\_\_ & email address \_\_\_\_\_ would like to see the following improvements to the Woods at Cedar Oaks and/or Cedar Oaks Estates: \_\_\_\_\_

\_\_\_\_\_.

I have the following suggestions on methods to enforce the Declaration of Restrictions:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

I would be willing to do the following to help in the common goal of improving the neighborhood: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_.