

The Woods at Cedar Oaks Homeowners' Association

Secretary Report

The purpose of this report is to give a brief summary of the actions of the HOA board of directors since the June meeting of the HOA in which the homeowners took over the operation. A more detailed report from the Landscape and Architectural Committees will be given later.

The board has had monthly meetings in order to compile an exact plan of action, and we feel that we have come a long way. We are starting from the date when the Homeowners took over, and cannot correct, change, or be responsible for anything that went before June when we came on board.

The Architectural Committee has been appointed and consists of Mark Sams, Judy Herrick, and Skip Carmouche, and the Landscape Committee members are Josh Moore, Julie Woods, and Jay Peaslee. In order to keep to our subject and agenda, Gloria Elder was appointed Parliamentarian. The suggestion was made to compile a "Welcome basket" for new neighbors, complete with a copy of the restrictions and bylaws, and Mary Warnell will head that effort.

Since no dues billings had been prepared for 2008, invoices were mailed to those who had not paid, and there was very good response to these billings. Of the five homeowners who have not paid their 2008 dues, a lien was filed on one property for which three years dues are owed, one homeowner owes for two years, and three have not paid for 2008. We would appreciate payment by those who have received past due invoices so that we can close out 2008 and go forward with everyone current.

The Landscape Committee has been stalled in coming up with a plan for an attractive and cost-effective improvement to the entry to Cedar Oaks Circle. The board members from that area feel that improvement in the entry is needed; however there was very little response to a poll taken in that area. After a plan is decided upon, volunteers will be requested to perform the work involved. Bids will be taken for plants, etc. required to complete the project. Possibly this should be a spring project if it is deemed to be something in which the area is interested.

A "consolidated" Declaration of Restrictions has been sent to all homeowners. Some of the issues needing attention include fences, structures, yard maintenance, easements, and pets. Compliance has improved somewhat since the mail out, and we appreciate that. With the exception of the date on which dues are to be paid, the restrictions were not changed—only consolidated into one document. At the first HOA meeting several years ago, the decision was made and approved by those present to change the due-date for dues to January 1. Dues were always due and payable in advance; therefore this change gives homeowners an additional three months in which to pay on time. After discussion and possible amendment to the restrictions, they will be recorded with Bell County to be given to new homeowners upon closing. This approved document will be posted on the website and mailed to homeowners, lot owners, builders, and to the local title companies.

Letters have been sent to owners of vacant lots concerning upkeep of their lots. These vacant lots should be kept free of debris and mowed in the area near the street. Also, letters will be sent to homeowners who have not attempted to maintain their property in orderly condition. If it becomes necessary, cleanup will be done and the lot owners or homeowners will be billed for the cleanup. We hope that owners will comply in an effort to keep the neighborhood attractive.

A website has been up and running for several months, and minutes from the board meetings along with monthly balance sheets have been posted. Also, a copy of the Restrictions is on the website. Duane is adding letters from the President periodically. If any of you do not have computer access and would like to view the minutes or financials, please let me know.

There is a plan to publish a "newsletter" on the website, to share items of interest, such as garage sales, group discounts for services, etc. This has yet to be finalized, but it should be coming soon.