

# WOODVINE NEIGHBORHOOD NEWSLETTER

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## WHAT'S HAPPENING IN THE NEIGHBORHOOD?

Your Board has been working diligently this summer to improve the pool and bath house. Much of the bathhouse has undergone a much needed "facelift". The doors, metal tables and chairs were painted and new shelving was installed in the mechanical room. A new lost and found area was created to include a new container and hooks to hang clothing items and towels on. The wastebaskets in both bathrooms were replaced and a new clock was installed on the outside of the building.

The unsightly fountain was removed because it was no longer in working condition and the broken lock on the pool gate was also replaced. All of the lighting at the bathhouse and pool was replaced with LED bulbs that will now run off of timers, to save electricity. New signage will be displayed at the pool in the coming weeks to clarify and display the rules that must be followed when using the pool and bathhouse.

Please remember that only Woodvine residents and their guests may use the pool and bathhouse. The pool gate lock is rekeyed every year

and new keys are available to residents who are current on their HOA dues. Please do not open the gate for someone who does not have a pool key. The pool will close for the season on Labor Day weekend, regardless of weather conditions.

If you need a key, please contact a Woodvine board member using the above email or via our Facebook page.

## Vacancies on the HOA Board

The HOA Board is comprised of residents who volunteer their time by assisting with various tasks that help the neighborhood run smoothly. Currently, the Board has four members. Bylaws state that the Board can have up to six members, which means that we currently have two vacancies. Nominations will be accepted at the annual HOA meeting in November. Please consider donating your time by becoming a Board member.

## NEIGHBORHOOD NEWS:

**The Neighborhood Yard sale** will be on Friday October 13th and Saturday October 14<sup>th</sup>. A permit is required and can be purchased at [okc.gov](http://okc.gov)

**The Pool will Close** for the season on Labor Day weekend.

**The annual Homeowners Association meeting** will take place on Tuesday November 7<sup>th</sup>, 2017 at 7pm in the Angie Debo Elementary School gymnasium

**Join the Woodvine Neighborhood Facebook page!** It's the best way to keep up to date on what is happening in the neighborhood.

You can also **find important information on our website** via [neighborhoodsplus.com](http://neighborhoodsplus.com), select Northwest OKC and choose "Woodvine"

## Saying Goodbye to our HOA President

With heavy hearts we bid adieu to our HOA President, Shanna Raper. Shanna's family resided in Woodvine for seven years. Shanna was an active member of the Board for many of those years, volunteering countless hours towards overseeing vital neighborhood services and leading projects. She was the leading force behind the playground upgrade project which was completed during summer 2016. Shanna was a wonderful, President, neighbor and friend. The Board wishes her and her family the best of luck as they begin their new adventure in Arkansas.

## HOA Dues and New Collections Process

In 2016, the Board voted to increase the annual HOA dues from \$200 to \$300 annually. The raise went into effect this year and marks the first increase in HOA dues since the neighborhood's inception. HOA dues pay for the operating costs and maintenance of the neighborhood. The recent increase will ensure that we can continue meeting the needs of our neighborhood, while creating a reserve fund which could be used for emergencies or unexpected repairs. Beginning September 1<sup>st</sup>, a late fee of \$10 per month will be charged for anyone who is at least 30 days late on their payment

There are several households in our neighborhood who are at least two years or more behind in paying their HOA dues. Currently a lien is placed on these properties and the owner is charged monthly interest fees. Beginning September 1<sup>st</sup>, a \$10 per month late fee will be incurred, in addition to the current interest charges and lien process that is currently in effect. September 1<sup>st</sup> will also mark the beginning of a new collections process. The Board will be utilizing a collection agency to assist in collecting past due payments. If the Association incurs attorney or collection fees the resident will be responsible for paying the fees and costs of collection.

We understand that everyone experiences financial hardship during periods of their life. If you wish to explore options for paying your overdue HOA fees please contact an HOA Board member.

## Fencing Project Update

Phase one of the projected three year fencing replacement project is nearly complete. In preparation

for the fencing replacement, an inspection revealed several of the brick columns on May Avenue and 164<sup>th</sup> were in severe disrepair and needed immediate attention. Level-Up Foundation Repair completed foundation work on 39 brick columns. The repair work comes with a lifetime warranty and will ensure that our columns stay standing for years to come. The Board felt that it was necessary to address the critical need for the completion of the above foundation work before further damage made the repairs more costly.

## Keeping Woodvine Beautiful

I am sure that everyone can agree that the general appearance and upkeep of the neighborhood is very important. A clean and aesthetically pleasing neighborhood is not only more pleasant to live in, but the upkeep of the neighborhood has a direct correlation on home values. Here are some easy ways to do your part:

- Pick up after your pet
- Collect trash bins from the street within 24 hours after trash pickup
- Do not store trash bins in front of your home\*
- Maintain your lawn (mow, dispose of large weeds)
- Do not park disabled vehicles in your driveway\*
- Do not keep campers, boats or commercial vehicles in your driveway\*
- When replacing your roof use only approved color/style of shingles\*

*\*Denotes a Woodvine Bylaw violation*

## Friendly Reminders

The Board has created a "Friendly Reminder" notice. These notices will be distributed to residents owing late HOA fees and to those who violate the Woodvine Neighborhood Covenants as a first warning. If the violation continues, more definitive action will be taken to correct the violation. Please be reminded that per the Covenants item 4.7 ...

"no campers, recreational vehicles, boats, motor homes or large commercial vehicles nor any vehicle in the process of being repaired or otherwise presently inoperable, shall be stored or parked a) in front of the front building line b) on Common Elements or c) on the publicly dedicated streets within the Real Estate Development; no vehicle shall park on publicly dedicated streets for more than 48 hours, and parking shall be allowed only in designated parking areas..." Also please make sure your trash cans are brought in promptly after the trash is picked up and make sure they are not visible from the neighboring property.