

# Issues and Answers for Oak Tree Park Residents

The following issues and recommendations were compiled as a result of the common issues and questions that have faced our community over the past 6 years and the information herein is presented in the interest of promoting a cooperative atmosphere for a growing community of neighbors.

## **What general guidance can you give me regarding community requirements and standards?**

In general, good common sense on yard, lawn maintenance and general condition as viewed from the street are good guides in maintaining good community relations. The community covenants and restrictions are all related to the view of your home from the street. If your home abuts a common area (walking trail, ponds, pool etc) you should consider your home from these perspectives as well and specific restrictions may apply.

The community restricts overnight street parking. The City is concerned with this issue as it relates to emergency vehicles. How would you like the fire engine to be unable to get to a burning home because two large SUV's effectively narrow the street making it impassable? The storage of trailers in the front of the home is against the covenants and restrictions. Once again, consider what is "visible from the street" and the common areas.

Large sheds (500 sq. feet) are regulated by the City of Edmond. Smaller sheds are regulated by the community covenants and restrictions. Once again, consider "view from the street." It is recommended that City trash containers be stored outside of "view from the street." Other restrictions can be found in the covenants and restrictions and are specific to the area in which you reside within the community.

Grass height and general lot condition is regulated by the City of Edmond. Additional restrictions vary depending upon your location within Oak Tree Park. Roof color must match the home. Shingle standards vary depending upon your location in Oak Tree Park, but you will be safe with a 40 year architectural asphalt composite shingle, that matches the color of your home.

Questions about specific situations should be referred to a Board member.

## **What about animals in Oak Tree Park?**

Household pets are allowed; however dogs have been a major problem within Oak Tree Park. Obviously dogs should not be allowed to leave their "deposits" in the common areas that are for the recreation of all residents.

The City of Edmond has specific laws regarding dogs. They are not permitted to be off a leash anywhere within the City of Edmond. Unfortunately, an Oak Tree Park child was attacked by a loose dog in September 2004. In addition, the laws of the City preclude barking dogs from disturbing the community peace. There have been numerous complaints to Board members about loose dogs precluding their enjoyment of the community and dogs within Oak Tree Park have been declared a public hazard by the City. The City has fined several residents living in Oak Tree Park for non-compliance.

### **What is my HOA dues used for?**

Most of the dues (75%) are used for community maintenance and utilities. We are fortunate to have a well lit and well maintained community.

The lights in Oak Tree Park are rented from the City of Edmond for \$240/year each. The lights in phase one (Copper Rock and Rimridge entrances and interior streets) are owned by the HOA; creating expenses for globe, bulb and transformer replacement as well as work by a board member or service provider. Any inoperative street light (rented or owned) should be reported to a Board member or directly to the City of Edmond.

The association is responsible for all of the grass & tree maintenance, sprinkler maintenance, and water & electric costs, along Coffee Creek and Kelly leading to the three entrances. In addition, the association is responsible for a large number of common areas (trees, grass and sprinkler systems) and two detention ponds within the interior of the development. Spring and fall flower planting and entrance improvements are additional expenses for the association.

The remainder of the budget involves amenity (pool, clubhouse, playground and tennis court) operation and maintenance. The pool management contract including lifeguard service and support, and typical "household" maintenance for the clubhouse and surrounding areas is managed by the volunteers on the HOA board. The developer is currently contributing to the maintenance of the Kelly entrance and the grounds maintenance in the new Phases still under development. All of Phases 1 & 2 is the exclusive responsibility of the membership.

The Board of Managers has attempted to keep dues and repair assessments to a minimum. There have been no general assessments and dues increased from \$38 /month in 1999 to \$40/month in 2005.

### **Who maintains the fences, sidewalk and grounds along Coffee Creek Road?**

This area was developed by the previous developer in the late 1980's and 1990's prior to their bankruptcy. Thus, the fences along Coffee Creek are not owned by the association nor are they the responsibility of the current developer. Fencing along Coffee Creek is private property owned and maintained by the residents whose homes back to Coffee

Creek. The communities Covenants and Restrictions require that wood be used by the owners between the brick pillars.

The sidewalk and grass areas are the responsibility of the association; however this area is also a utility easement for the City of Edmond. Board members have spent considerable time assuring that contractors return the area to Oak Tree Park Association Inc. (you) in the condition in which they found it prior to beginning their ground penetration activities. The City of Edmond precludes the posting of any signs in the utility easement areas.