

RED CANYON RANCH ASSOCIATION
1320 North Porter Avenue
Norman, OK 73071
redcanyonranchhoa.com

September 29, 2016

Welcome to the 2016 Red Canyon Ranch HOA Open House. I appreciate your efforts to come out and meet your neighbors. In addition, I hope you find the enclosed information useful. Please let me know if there is any way that I can, within my scopes of work, make Red Canyon Ranch a pleasant place to live.

In this packet you will find:

- My Role
- Why a HOA?
- Description of the Governing Documents for Red Canyon Ranch
- Year-to-Date Financial Statement
- Common Communication within the HOA
- What's Going On?
- 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
rgreen@ideal-homes.com | 405.520.1409

2016 Red Canyon Ranch Home Owner Association meeting minutes

Below is important information that is communicated within the HOA.

- I. **Rob Green, Director of Community Operations**
 - 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 Red Canyon Ranch.
 - iii. Enforce Community Covenant Violations: a homeowner fills out an HOA violation form, sends to the Director of Community Operations and a ticket opens to attempt to resolve the issue.
 - iv. Review Architectural Review 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 Red Canyon Ranch 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 via e-mail.
 - b. The HOA governing documents can be requested @ rgreen@ideal-homes.com or pulled off of redcanyonranchhoa.com

- IV. **Financial Statements**
 - a. Enclosed a 2016P&L Report to date showing net income. **Your current bank balance is \$12,812.87.**
 - b. Ideal Homes and the Developer are also paying HOA dues for all vacant lots as well as all homes that are not occupied contributing to the net income.
 - c. The HOA has open balances equaling **\$1,961.00** which is not bad but currently attempting final collections on open balances.

Common Communication in Red Canyon Ranch –

Below is additional information usually communicated within the HOA's. I wanted to point out, some of these items are not necessarily taking place in Red Canyon Ranch, it's just if they were to take place this is the information to reference.

Lawn Maintenance – Now that cooler weather will be approaching, please make sure your lawn is fall/winter ready; mowed, edged, and fall/winter weed control is applied. During the growth season, reference the text below pulled from the covenants:

Section 5 Maintenance and Repair. 5.1 Maintenance of Units.

Each Owner shall maintain such Owner's Unit, including all landscaping and improvements comprising the Unit, in a manner consistent with Red Canyon Ranch Governing Documents, Red Canyon Ranch-Wide Standard and all applicable covenants, unless, such maintenance responsibility is otherwise assumed by or assigned to the Association pursuant to any Supplemental Declaration or other declaration of covenants applicable to such Unit.

It's been communicated that grass bags have been set out on the curb and remaining there for several days before the Monday pickup by the City of Norman. Please be mindful on setting bags out multiple days in advance.

Trailers in Driveways or Streets and General Parking - Trailers may park in driveway or street on a very temporarily basis. If you need to bring your trailer in the community, please notify the HOA and communicate the time your trailer will be in the community.

2. Restrictions. The following activities are prohibited at Red Canyon Ranch 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 Unit or the Common Area;

Below is some additional information regarding the city and parking. If you notice any of the following call the Norman city action center.

- 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. You may consult the Norman City municipal Code at <http://www.municode.com> for further restrictions, or you can call or e-mail the Norman Action Center at [405-366-5396](tel:405-366-5396) or e-mail at action.center@normanok.gov. Also, if a car is parked too close to the mailbox the, Postal Service may not deliver the mail.

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.

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.

4.40. **Trash and Garbage Receptacles.** Trash and other receptacles shall be absent from view from any street, any Unit, and Common Areas on all days other than designated trash and/or recycling pick up days.

The **covenants** do require that cans be screened from view. If you do not have the room in your garage to store trash cans, please store the trash can in your back yard. This has worked in other communities.

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 Animal Welfare or the Norman Action Center. The Action Center is 405-366-5332. The same for all pets being leashed located in the common areas. Animal welfare contact information is 405-297-9736.

2.2 Pets. Raising, breeding, or keeping animals, livestock, or poultry of any kind, except that a reasonable number of dogs, cats, or other usual and common household pets may be permitted in a Unit. However, those pets which are permitted to roam free, or, in the sole discretion of the Board, make objectionable noise, endanger the health or safety of, or constitute a nuisance or inconvenience to the occupants of other Units shall be removed upon the Board's request. If the pet owner fails to honor such request, the Board may remove the pet. Dogs shall be kept on a leash or otherwise confined in a manner acceptable to the Board whenever outside the dwelling. Pets shall be registered, licensed and inoculated as required by law;

Please pick up after your pets, and make sure waste is properly disposed of.

2.3 Noxious, Offensive Activity. Any activity which emits foul or obnoxious odors outside the Unit or creates noise or other conditions which tend to disturb the peace or threaten the safety of the occupants of other Units or uses of the Common Area;

2.5 Healthy Environment. Pursuit of hobbies or other activities that tend to cause an unclean, unhealthy, or untidy condition to exist outside of enclosed structures on the Unit;

Sports and Play equipment – Please screen all play equipment when not in use, specifically portable basketball goals. The idea is to have them in good shape and not leaning over on ground when not in use.

Reporting Street Repairs – If you observe a pothole or a major crack in the street, you may contact the Norman Street Maintenance Department at 405-329-2524 and provide exact address of crack and pothole.

Reporting Street Lights Repairs – To turn in a street light repair request: you can either call

OG&E at 405-272-9595 or e-mail at INSPDESK@oge.com or provide the address of the light or the closest intersection. I would advise asking for a case number in return for follow up purpose.

HOA Accountability – Any homeowner from the Red Canyon Ranch 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 Red Canyon Ranch 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 Violations – To report a violation in Red Canyon Ranch, please e-mail info@redcanyonranchhao.com with detailed information and dates.

If you recognize the violation falls under city code, call **Norman Action Center:** (405) 366-5396

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 eventually may impose monetary fines which shall constitute a lien upon the unit or take litigation measures on lot owner at owner's expense.

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.

Tree Replacement Project in Common Areas –The HOA will be flagging all the dead trees in the common area. From Fall/Winter until March, the HOA will replace dead trees in the common area.

Homeowner Tree Replacement – 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.

Thank you.

Rob Green | **Director of Community Operations**
405.520.1409 | rgreen@ideal-homes.com

8:54 AM
08/28/18
Aoorual Basis

Red Canyon Ranch Homeowners Assoc
Profit & Loss
January 1 through September 29, 2016

<u>Jan 1 - Sep 28, 18</u>	
Ordinary Income/Expense	
Income	
HOA Dues Received	57,379.70 [this includes Ideal Homes contributions on vacant and homes for sale dues]
Total Income	57,379.70
Gross Profit	57,379.70
Expense	
Website	300.00 [www.redcanyonranchhos.com]
Credit Card Reimbursement	658.87 [transaction reimbursement for pest playground spray on and Ideal Homes CC]
Bank Service Charges	16.00
County Filing Fees	13.00 [county filing fees]
Total	987.87
HOA Maintenance	
Vacant House Mowing	280.00 [if the HOA has sufficient funds, we can mow a foreclosed property to keep in compliance]
Monthly Lawn Maintenance	27,430.83 [mowing all common areas including parks and frontages] [additional monthly payments remain for 2016]
Common Area Equipment Repair	114.00 [soccer nets replacement]
Common Area Tree Maintenance	2,083.10 [replaced a couple of trees and hired arborist to maintenance existing planted trees]
Common Area Tree/Sod	4,744.00 [edged out sod lip next to side walk for proper drainage and watering all newly planted trees]
Total HOA Maintenance	34,651.93
HOA Meeting Expense	
Social Events	2,337.50 [payment for food truck]
Total HOA Meeting Expense	2,337.50
HOA Signage	383.35 [payment for meeting signage, pet waste signage, and leash signage]
Insurance Expense	3,418.87 [structural and GL insurance on parks, playgrounds, and fence]
Postage and Delivery	415.28 [community mailing, presorting, and metering for HOA communication mailed out]
Printing and Reproduction	32.41 [paper copies made for seasonal newsletter]
Professional Fees	150.00 [legal and tax fees for filing]
Total Repairs and Maintenance	4,399.91
Repairs and Maintenance	
Fence Repair	1,037.26 [common area fence repair to frontage and a section of 4' split rail]
Irrigation Repair	1,119.00 [irrigation turn on and service calls for repairs made to system as needed]
Total Repairs and Maintenance	2,156.26
Utilities	
Electric	278.15 [electric to operate irrigation]
Water	3,366.74 [water for common area frontages]
Total Utilities	3,644.89
Total Expense	48,178.36
Net Ordinary Income	9,201.34
Other Income/Expense	
Other Expense	
Bad Debt	853.42 [write off amount due to foreclosure]
Total Other Expense	853.42
Net Other Income	-853.42
Net Income	8,347.92