

Red Canyon Ranch

2015 SPRING : SUMMER

HOME OWNERS ASSOCIATION

PURPOSE: The purpose of this letter is to provide you with community information and important reminders. Please retain this letter in your files and reference it when you may have questions regarding HOA matters.

STREET LIGHT REPAIRS:

To turn in a light repair request: you can either call OG&E at 405-272-9595 or e-mail at INSPDESK@oge.com and provide the address of the light or the closest intersection. I would advise asking for a case number in return for follow up purposes.

SIMPLE REMINDERS:

Modifications: Please remember to work with the HOA if you plan on installing a shed, pergola, pool, landscaping, or staining your fence.

Trees: Please remember the importance of having alive trees on your lot. The Association will conduct another tree audit in late summer or early fall to observe dead or missing trees on lots. Interior lots need two living trees and corner lots need three living trees.

Also, once your tree has reached the 12 months mark or so, it's important to remove the "t" posts attached to the tree.

Debris: Thank you for your patience on the construction debris. The community builder is trying to manage the debris the best he can. We also need help from homeowners in this area if possible.

Pet Waste: Kindly respect our environment and clean up after your pet. It's a social and lawful responsibility.

TOP NEWS: **Association Dues**— Thank you to those who have paid their dues. Starting on **May 1st**, the Association has begun its collection process on all delinquent debt and may file liens on open balance accounts.

Ticks In Common Area— There has been a report of ticks within the common areas in Red Canyon Ranch. After contacting several pesticide services, they are reluctant to spray pesticide chemicals on or around the common areas for the risk of kids and /or pets being exposed to the chemicals.

HOA Gathering— The Association will have its HOA Gathering in the Fall or Winter of this year. But please don't let that stop you from contacting the Association with any questions that you may have.

IMPORTANT COVENANT REMINDERS:

Red Canyon Ranch Covenants are binding agreements of guidelines and regulations that are observed by Red Canyon Ranch homeowners. The main purpose is to protect and preserve your home property value.



Lawn Maintenance – Please maintain your lawn to comply with the community covenants. If you observe an un-kept lawn, you may check with the homeowner to see if everything is okay and/or the Director of Community Operations.

Parking – Please refrain from parking in the street if you can. If a vehicle is illegally parked in street by the guidelines below, you may call Norman Action Center Parking Enforcement at 405-321-1444.

-The vehicle must be properly tagged and in good operating condition.

-The vehicle must be parked with the flow of traffic.

-The vehicle must not be parked such as to present a hazard to normal traffic flow.



-The vehicle may not be leaking oil onto the street.



Dog Barking – 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.

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.

Section 5 Maintenance and Repair. 5.1 Maintenance of Units.

Mowing Guideline

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.

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;

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;

Red Canyon Ranch

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RED CANYON RANCH | WELCOMES YOU

If you have recently moved into Red Canyon Ranch, we welcome you and I hope by now you are getting settled into your new home. This Association is committed to help protect and preserve the overall environment of the community. The responsibilities of the HOA are to collect HOA dues, pay HOA expenses, enforce HOA covenants, and to hire a landscaping company to mow and maintain the common areas in Red Canyon Ranch.

Communication is one of the most important tools in an HOA, I would like for you to contact me at anytime with questions, comments, or concerns.

THE WHAT, WHY, & WHO OF RED CANYON RANCH HOA

What: Red Canyon Ranch HOA is a not-for-profit organization that is built up of lot owners known as “members” and is put in place to protect home values as well as to enhance the look and feel of the community.

Why: The Association is the entity responsible for management, maintenance, operation and control of the common area “open spaces” in Red Canyon Ranch.

The Association is also the primary entity responsible for enforcement of Red Canyon Ranch Governing Documents. The Association shall perform

its functions in accordance with the Red Canyon Ranch Governing Documents and the laws of the State of Oklahoma.

Who: The Director of Community Operations. Within this position there are four primary scopes of work.

1. **Collect HOA Dues:** send out invoices and statements collecting HOA dues. This is how the HOA operates and pays for HOA expenses
2. **Request and Receive HOA Landscape Bids:** receive at least three competitive bids to maintain the common areas in Red Canyon Ranch.

3. **Enforce Community Covenants:** a homeowner fills out an HOA violation form and sends it to the Director of Community Operations and a ticket opens to attempt to resolve the issue.
4. **Review Architectural Applications:** receive and review lot modifications forms from homeowners making changes to their home and/or home site.

MR. GREEN'S CONTACT

If you need any assistance or have any questions, please contact me.

Rob Green | **Director of Community Operations** | 405-520-1409 | rgreen@ideal-homes.com

GOVERNING DOCUMENTS:

To get a copy of the Governing Documents for Red Canyon Ranch or if you have any questions regarding the Governing Documents, please e-mail me at the above e-mail address.