

**GREEN LEAF TRAILS ASSOCIATION
1320 North Porter Avenue
Norman, OK 73071**

September 20, 2017

Welcome to the 2017 Green Leaf Trails HOA Gathering. I appreciate your efforts coming out and meeting 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 Green Leaf Trails a pleasant place to live.

In this packet you will find:

- Why a HOA?**
- My Role?**
- Brief Description of the Governing Documents for Green Leaf Trails**
- Year-to-Date Financial Statement**
- Common Communication within the HOA**
- Contact Information**

Again, I hope you find the time to review this information closely and find it useful.

Regards,

A handwritten signature in black ink, appearing to be 'Rob Green', written in a cursive style.

Rob Green | Director of Community Operations

2017 Green Leaf Trails Home Owner Association Information

Thank you for attending the Open House. Below you will find helpful information for your HOA. Please review and let me know if you have any questions.

I. **The What, Why, & Who of an HOA**

- a. Greenleaf Trails 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.

II. **The Director of Community Operations – Rob Green**

- 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 Green Leaf Trails.
 - iii. Enforce Community Covenant Violations: a homeowner fills out an HOA complaint form, sends to the Director of Community Operations and a ticket opens to attempt to resolve the issue.
 - iv. Review the Design Review Applications: Review applications that apply to all lot modifications.

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.
- b. The HOA governing documents can be requested from the Director of Community Operations.

IV. **Financials –**

- a. The current bank balance as of 9.22.17 is \$705.16
- b. To help with the current balance, Ideal Homes and the Developer are also paying HOA dues for all vacant lots as well as all homes that are not occupied contributing \$28,500.00.
- c. The HOA has open balances equaling \$2,547.00 that needs to be collected before the end of the year.

Additional Information regarding Green Leaf Trails –

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

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.

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;

Lawn Maintenance – Now that it is cooler and the grass isn't growing as fast, please make sure your lawn is 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 Green Leaf Trails Governing Documents, Green Leaf Trails-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.

Street parking: Please try your best to park in your driveway (without blocking sidewalks). The below box is a section in the restrictive covenants referring to parking in Green Leaf Trails.

2. Restrictions. The following activities are prohibited at Green Leaf Trails 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;

Additional information regarding the city and parking:

- 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. 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.

Garbage Cans – Please try to have your trash cart put up the night of trash day. The City requires your trash cart to be put up the following day of trash collection. Also the covenants do require that cans be screened from view below:

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.

If you do not have the room in your garage to store trash cans, please store the trash can at your back gate or in your back yard. This has worked in other communities. Please comply with the covenants.

Boats & Trailers in Driveways or Streets - Boats and trailers may park in driveway on a temporarily basis. If you need to wash or repair your boat, please notify the HOA and communicate the time your boat will be in the community. For use of trailers, please follow the same rule.

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.

Pet Waste: Please, if you own a pet and they soil the common areas in Green Leaf Trails, I really need your help picking up after your pet. That's the only option.

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.

Reporting Violations – To report a violation in Green Leaf Trails, please send violation to info@greenleaftrailshoa.com. If you recognize the violation falls under city code, call **Norman Action Center at 405-366-5396**

Tree Replacement Project in Common Areas –The HOA is currently flagging the dead trees in the common areas. From now 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) in their front yards. 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.

HOA Contact & Accountability – Any homeowner from the Green Leaf Trails 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 Green Leaf Trails Community Covenants. Contact info@greenleaftrailshoa.com.

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.

Leased Homes – The Association has been working on tracking the leased home inventory to make sure the community is under or remains under its percentage cap and all leasing guidelines are being met. If you are leasing your home and haven't registered your property with the Association and or using a qualified property manager to manage your property, you'll need to do so at your earliest convenience. Compliance and enforcement procedures are applicable with the appropriate correspondence provided if not registered.

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.

Green Leaf Trails Pavilion – No reservation needed, its first come first serve. We also purposely do not install trash cans within the park system. It's a pack in pack policy.

South Bridge – The new south bridge connecting across the south channel is now in. Please note, in the future an actual sidewalk will be poured connecting to the nearest main road.

Greenleaf Park – You may have notice that we are extremely close in finishing the park including the splash pad. A park sign will be installed with hours of usage and play guidelines. The Splash Pad will be open for the 2018 season from Memorial Day to Labor Day. Please enjoy!

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

Green Leaf Trails Homeowner Association
Profit & Loss
January 1 through September 21, 2017

Jan 1 - Sep 21, 17

Income

HOA Dues	47,193.50	[includes Ideal Homes contributions paying dues like homeowners on for sale homes and vacant lots]
Developer Contributions	28,500.00	[additional contributions from the Developer to meet HOA expenses]

Total Income 75,693.50

General Expense

Bank Service Charges	14.00	
Common Area Signage	73.04	[gathering signs]
HOA Meeting Expense	400.00	[food deposit for food truck]
County Filing Fee	43.99	[document filing at the county]

Total General Expenses 531.03

HOA Maintenance

Irrigation	1,933.25	[irrigation activation and frequent service maintenance including water well]
Weekly Mowing Maintenance	51,566.64	[weekly maintenance, paid monthly through the year mowing all common areas including parks and frontages]
Pond Maintenance	2,363.00	[water management to prevent algae growth, reeds, and cat tails in all common area ponds]
Trash Clean Up	1,600.00	[debris clean up in ponds and around within common area including channel]
Tree Maintenance	5,222.18	[common area trees/ornamental grasses replacement, additional mulch, fertilizing, and straighten]
Water Trees	4,932.00	[hand watering common areas trees and/or landscaping that have no irrigation or irrigation system was down]

Total HOA Maintenance 67,617.07

Professional Fees

CPA	150.00	[CPA services for tax purposes]
Insurance Expense	4,814.65	[insurance coverage on all common for structural and general liability]
Postage and Delivery	350.78	[community mail outs, presorting, and metering for HOA communication mailed out]
Legal	777.00	[legal expenses for filing for amendments, liens, supp decs, and small claims cases]
Website	355.88	[www.greenleaftrailshoa.com website development and hosting]

Total Professional Fees 6,448.31

Repairs and Maintenance

Common Area Repair	2,954.20	[round about repairs/landscaping including boulders, grade and sod repair post utility work]
Fence Repair	3,548.47	[service calls to repair wind/weather damaged common area fence]
Irrigation Repair	3,021.80	[repair service calls to entry ways and butterfly gardens]
Wildlife Service	200.00	[beaver trapping and continuous monitoring]

Total Repairs and Maintenance 9,724.47

Utilities

Electric	2,071.16	[electric to power 5 stations of irrigation systems as well as the well]
Water	6,583.15	[water meters to irrigation 4 stations not including the well]

Total Utilities 8,654.31

Total Expense 92,975.19

Net Income \$ (17,281.69) [note: the Developer is covering any and all overage expenses to date]