

Oak Hill at Spring Ridge
Board Newsletter
Spring 2024

Dear Oak Hill Neighbors,

As the Board's year comes to a close, we would like to update you, our fellow unit owners, on what the board has accomplished this past year, our current projects, and our goals moving forward into next year.

The Board, in its mission to fulfill its duties, has been steadfast in its work in the following areas:

1. Maintaining property values.
2. Responsible fiscal management.
3. Providing quality community amenities and services.
4. Promoting a sense of community.

Looking from 2023 forward, the board has made great strides in addressing issues in each of these categories.

Maintaining Property Values:

1. Sinkholes have been an issue throughout the community for over 20 years. Sinkholes can negatively affect resale and lower property values. It has also been costly as the HOA has been required to make repairs in the common areas.

Entech Engineering was retained last year to help the board address this issue. They have evaluated drainage throughout the community and have recently provided plans to correct the issues that were found. Water drainage is a key contributor to the sinkhole issue, and remediating the drainage problems will be part of a plan going forward.

2. Each spring, the Danella manager and board members walk the neighborhood to make sure properties are in good repair, that homeowners are in compliance with the by-laws, and that the common areas are well-maintained. The 2023 walk-through took place last April, and the 2024 walk-through is scheduled for the last week of this April.

Financial Management

The board continues its diligence in managing expenses to minimize the HOA fees.

1. The board uses a bidding process for contracts to ensure that costs remain low.
2. The board continues to monitor the community's investments in CDs to make sure our returns are as high as possible. Please note that the board must invest in compliance with HOA Management regulations.
3. The reserves (used for repairs and maintenance on common areas) are carefully monitored to ensure that there are ample funds for the common area's upkeep.
4. The board carefully reviewed the 2024 budget making sure to remain fiscally responsible.
5. The board reviewed its insurance policies and made sure that they were up to date and fully covered all aspects required. (Note: Community Sinkhole insurance is no longer offered. The board strongly recommends that homeowners add that insurance to their current homeowner's policy)

Community Amenities and Services:

1. The trash/recycling vendor was changed in January 2023. The previous vendor was not collecting trash on the contracted day. The board made sure that the cost remained low and that the service quality was high.
2. The Lawn Care and Snow Removal vendor contract is soon coming to an end. We have had complaints about our provider, and we hear you.

The board will be evaluating the service over the next few months to make sure that our community looks great. If a new vendor is deemed necessary, a bidding process will be used to keep costs low and to keep quality high.

3. Exterior alteration requests are processed as quickly as possible. Board members have met individually with homeowners to discuss requested alterations to work through concerns. The board currently meets twice a month to make sure any issues that arise are addressed as quickly as possible.
4. Parking has been an ongoing problem since the start of our community. Many homeowners have expressed frustration over the years. The Board has worked on this issue during the past year. We sent surveys and we processed your responses. Parking issues have improved since our survey and as a result, any further action is on hold. We appreciate all homeowners who are following the parking guidelines.
5. Joshua Tree Services were retained in 2023 to make sure the trees were properly maintained.
6. The board, in response to many homeowners' suggestions, researched and worked on a proposal to amend the Declaration in a way that would limit the number of leased properties in the community. Information was sent to residents on April 16, 2024, with a vote scheduled for May 6, 2024.
7. The metal fences were repaired and painted during the summer of 2023. Sidewalks were repaired/replaced in the fall of 2023.
8. In the fall of 2023, the landscaping around the tennis court (after its resurfacing) was replaced.
9. At an owner's request, we met with FastBridge Fiber about bringing a new Internet provider into the neighborhood. At that time, they were unable to sufficiently answer our questions. However, we remain open to revisiting this as FastBridge has been in the area longer now.
10. The board continues to work with Danella to address issues that may arise with rule enforcement, the by-laws, and the declaration.
11. The website has seen several updates that help with good communication. Residents are now able to register vehicles, reserve tennis/pickleball courts, and take surveys. We encourage residents to check the website intermittently: www.oakhillhoa.org

Providing a Sense of Community:

1. Pickleball has become a huge hit in the community, starting in the spring of 2023.
2. The summer community picnic has been a big success.
3. Christmas Caroling has also been a favorite.
4. The First Annual Community-wide yard sale and potluck is scheduled at the Clubhouse for April 27th.

Overall, the Board's actions detailed in this message demonstrate the HOA's ongoing commitment to fulfilling its duties and furthering its goals, which will continue to include maintaining our property values, sound fiscal management, providing great amenities and services, and promoting a real sense of community.

We look forward to working closely with everyone in the upcoming year!

With Warm Regards,

*Bob Long, President
Bill Widing, Vice President
Donna Beissel, Treasurer*

*Debbie Dallago, Secretary
Alice Einolf, Director*