

Oak Hill at Spring Ridge
Board Newsletter
Fall 2024

Dear Oak Hill Neighbors,

Greetings from your Oak Hill Board!

The board is just about halfway through its year, and we would like to update you on what we have been working on during the last six months.

The new year started in May with the election of board members. Bob Long (president), Bill Widing (vice-president), and Debbie Dallago (secretary) were re-elected to the 2024-2025 HOA board.

The Board, in its mission to fulfill its duties, continues to address issues 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 May 2024 forward, here is what the board has been doing:

Maintaining Property Values:

1. Sinkholes continue to be an issue throughout the community. As you know, sinkholes could negatively affect resale and lower property values. Over the last six months, the HOA has addressed issues throughout the community. The total sinkhole expense this year to date is \$17,700. Sinkholes issues were repaired in the 200, 300, and 400 blocks.

The board continues to work toward having the underlying causes of the sinkholes addressed and remedied. As you know, Entech Engineering evaluated the topography and drainage throughout the community and provided plans to correct the issues that they found. Water drainage is a key contributor to the sinkhole issue and remediating the drainage problems will be part of a plan going forward.

The Board is now working with an independent engineer who will oversee the implementation of the remediation plans. Four companies submitted proposals for the work. More information will be forthcoming as we have it.

2. Each spring, our Danella manager, Diane Gothard, and board members walk the neighborhood to make sure properties are in good repair. In late April, the walkthrough was completed. Homeowners with any issues were notified. Repairs were to be completed by the end of August. At this time, required work has been completed at most homes.

Financial Management

The board continues its diligence in managing expenses to keep the HOA fees as low as possible.

1. The board has monitored the community's investments in CDs to make sure our returns are as high as possible. As CD's come due, the board is rolling them into the best rates available to HOA's. Please note that the board's investments must be in compliance with HOA Management regulations.
2. The reserves (funds used for repairs and maintenance in common areas) are carefully monitored to ensure that there are ample funds for the common area's upkeep.
3. The board is now carefully reviewing the 2025 budget, making sure to remain fiscally responsible.
4. The board renewed its insurance policies making sure that the HOA coverage is up to date and that we are fully covered in all areas required. (Reminder: Community Sinkhole insurance is no longer available. The board strongly recommends that homeowners add this insurance to their current homeowner's policy).
5. The board is now required to register with US Department of the Treasury (FinCEN) as a non-profit HOA. Board members applied for and received FinCEN identification numbers. The registration form for Oak Hill and its board members was completed and submitted. Failure to do so would have resulted in financial penalties.
6. The board also recommends that homeowners add Loss Assessment insurance to their homeowner's policy as a safeguard for any costly neighborhood project that could be needed in the future.

Community Amenities and Services:

1. The contract for Strauser, the current lawn care and snow removal vendor, expires at the end of December. We had a number of complaints about them throughout their time at Oak Hill. As a result, a committee of our neighbors was formed. They met to discuss what the community saw as the problems and what they wanted to see in the future.

The bids were sought from several companies. After comparing both price and services offered, Edward's Landscape and Nursery was recommended. Edwards submitted the lowest bid. Additionally, Edwards services, as seen in neighboring Spring Ridge Villages, should provide a higher quality service. They will start with this year's snow removal.

2. Exterior alteration requests are processed as quickly as possible. Board members continue to meet individually with homeowners, as needed, to discuss requested alterations. The board currently meets twice a month to make sure any alteration requests, or other issues that may arise, are addressed as quickly as possible.

3. Parking:
Community suggestions are being reviewed prior to revising any parking rules. In the meantime, residents are reminded that their primary parking spaces are their garage and their driveway.
4. The board, in response to many homeowners' suggestions, researched and worked on a proposal to amend the Oak Hill 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 held on May 6, 2024.

The Oak Hill homeowners voted to pass the amendment at the meeting on May 6, 2024. New documents addressing this will be included in the resale package that sellers are required to request when their property is being sold. Buyers need to receive the information provided in the packet before their settlement. The board is currently working on the leasing rules and restrictions.

5. Spring Township has contacted the community about the fire hydrants. We are required to have them tested and flushed. Most hydrants were tested on October 1, 2024. Hydrants in the 300 and 400 blocks will be flushed in the near future.
6. The board continues to work with Danella to address other issues that may arise with rule enforcement, the by-laws, and the declaration.
7. The website has seen several updates that have helped 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

Because the website is so robust, the board will be using the site for voting in the future. This could be for election of new board members or perhaps to get feedback on other important issues. Moving forward, there will be two voting options: voting online through the website and voting with paper/pencil. More information about this will be coming in the new year.

Providing a Sense of Community:

1. Pickleball has continued to be a huge hit in the community. Please remember to reserve a court if you want to play pickleball or tennis. Courts may be reserved on the website. Please note that a key to access the court is necessary and can be obtained by contacting Danella. There is a \$25 fee.

Also, please note that children under 14 must be accompanied by an adult and that the courts are for pickleball or tennis only. No skateboards, bikes, or other activities are allowed.

2. The summer community picnic was held on July 27th. A huge thanks goes to Ed Stauffer and his helpers for putting the clambakes together and for the chicken, thanks also to Sue Crupi for the barbecue, and special thanks to all the neighbors who came, brought sides and desserts, and had a great time. It was a wonderful day filled with food, fellowship, fun, and games.
3. Information about Christmas Caroling, another fun annual event, will be sent toward mid-November.
4. The First Annual Community-wide yard sale and potluck was held at the Clubhouse on April 27th. It was such a success that the neighborhood held a second one on October 5th.

A big thank you to Lynne Morris, for her help in organizing both events and for scheduling a donation pick up of items that did not sell. We are looking forward to another one in the spring!

5. The board is hoping to form a Welcome Committee. As new neighbors move into our community, we want to make them truly feel at home. More information will follow.

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

With Warm Regards,

Bob Long, President

Bill Widing, Vice President

Donna Beissel, Treasurer

Debbie Dallago, Secretary

Alice Einolf, Director