

# Oakridge Village II HOA Newsletter

[www.oakridgehoa2.org](http://www.oakridgehoa2.org)

September 2017

## Our HOA President Leaves—We Need Help!

Jon Haukaas, our HOA president for almost 5 years, has resigned due to his move back to Minnesota. He has done a great job for us and we wish him all the best. That leaves only three remaining board members: Bill Bohlen, Jim Cook, and Linda McGlothlin. Since we are self-managed, which helps keep the HOA dues lower, we need homeowners to volunteer and be involved—please consider joining your HOA Board of Directors! We have four open positions; see the table below. If you are interested in any of those positions, please let one of us know.

Position	Current Officeholder	Email address
President	<i>vacant</i>	<a href="mailto:president.oakridge2hoa@gmail.com">president.oakridge2hoa@gmail.com</a>
Vice President	Bill Bohlen	<a href="mailto:vp.oakridge2hoa@gmail.com">vp.oakridge2hoa@gmail.com</a>
Treasurer	Linda McGlothlin	<a href="mailto:treasurer.oakridgevill2hoa@gmail.com">treasurer.oakridgevill2hoa@gmail.com</a>
Secretary	<i>vacant</i>	<a href="mailto:recorder.oakridge2hoa@gmail.com">recorder.oakridge2hoa@gmail.com</a>
Landscape VP	Jim Cook	<a href="mailto:land.oakridge2hoa@gmail.com">land.oakridge2hoa@gmail.com</a>
Architectural Control VP	<i>vacant</i>	<a href="mailto:arch.oakridge2hoa@gmail.com">arch.oakridge2hoa@gmail.com</a>
Assistant Secretary/Treasurer	<i>vacant</i>	TBD

## A Bit of Basic Information

Our HOA consists of 94 private homes and 7.28 acres of adjacent common interest “green space” areas. Our community boundaries are Keenland Drive to the north, the Southridge Golf Course to the south, the Power Line Trail to the east, and the Oakridge Village filing 1 HOA behind Wheaton to the west.

Our budget for 2017 is just over \$45,000. Our annual fees were \$480 per home. Our reserve savings are just a bit over \$6700. Most of our annual expenses fall into just two categories: the landscape contract and related expenses (about \$27,000), and the common area water and electricity utilities (about \$16,000).

We need to increase our reserves to pay for pending common area infrastructure obligations: the repair or replacement of the sprinkler irrigation system, our trees and shrubs, and the concrete drain pans.

Our annual HOA meeting is usually held in mid-January. The specifics will be announced in the next newsletter.

## 2<sup>nd</sup> Annual Tree Planting Day Now Scheduled

Please join your neighbors to plant some new trees and shrubs in our common areas. Our time together last year was both productive and fun! And take a look. Our trees planted last year are alive and well!



### HOA Community Tree Planting Event

Meet on the greenbelt area just south of Keenland near the big willow tree (between Wheaton and McMurray).

**Saturday, October 7, 9am**

Bring gloves, a shovel, and a wheelbarrow, if you have them.

Donuts will be provided!

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## Be a Good Neighbor

We all love our Oakridge neighborhood. It seems, sometimes, that all we have are rules and regulations. These exist for the good of all of us and to keep our neighborhood the desirable place it is. This summer your neighbors have noticed that we need to pay closer attention to the following:

- No boats, trailers, campers, trucks, recreational vehicles or similar type vehicles shall be parked in front of or in open view on any lot for more than twenty-four hours. (HOA Covenants Article VIII, Section 9)
- No building, fence, wall or other structure or other improvements shall be commenced, erected or maintained upon the properties, nor shall any exterior addition, change or alteration be made until the plans and specifications showing the nature, kind, shape, height, materials and location shall have been submitted and approved in writing. (HOA Covenants Article VII) There is an Architectural Review Request Form on our website—please use it.
- Do not speed on our neighborhood streets (a municipal violation). It is against the law, and unsafe. We have many small children in our neighborhood, and now that school is back in session, this is especially important.
- If you have a dog that tends to bark, please leave them inside when you leave your home.
- Keep your trash containers out of obvious view, except on pickup day. (HOA Covenants Article VIII, Section 13)

If you have a neighbor that is violating an HOA rule, please talk in person to them first. If the situation does not change, then contact a board member and they will talk to them. Finally, if needed, the HOA board will formally take corrective action per the HOA governance documents. We believe people want to do the right thing and it is easier to keep the peace if we communicate directly with each other. Be neighborly!

## New Landscape Contractor

You may have noticed that this Spring we started with a new landscape contractor, HurrVasa, who cares for our common areas. They offer year-round service that should help improve the Fall cleanups and provide a better transition through the winter months. They will also be taking care of our snow removal needs. Please feel free to contact our Landscape VP, Jim Cook, whenever you have any concerns, ideas, or complaints regarding the common areas.



## Just One Opinion

*Mine is but one voice, but I wanted to take a short space in support of our HOA covenants and adherence to them. Moving into Oakridge Village II was my first opportunity to live in a HOA governed community. I never read the covenants prior to buying, although I'm certain that one of the documents in the closing pile stated that I had! I just thought this was a great spot to live, with nice homes, well maintained green spaces, access to recreational paths, an adjacent golf course and all services that one might need. I now realize that the appeal of this and neighboring HOAs doesn't just happen. The neighborhood appeal is this way because HOAs support and enforce covenants that forward-thinking developers knew were important to sustain long term appeal for this area.*

*This HOA contains 94 single family homes. We maintain about 7 acres of green belt that contains well in excess of 100 mature trees (with more to be planted in the coming weeks). I consider every property owner within this HOA a neighbor and business partner. We all share in the good fortune to reside in such a desirable area with escalating property values. Adherence to, and more importantly, owner support of binding covenant enforcement, is critical for neighborhood autonomy and sustained property values. The truth is, our covenants are rather straight-forward and rational, and simply provide some direction as to how considerate neighbors coexist.*

*Regards—Bill Bohlen, 5331 Wheaton Drive*



If you did not receive this newsletter via email, please provide a current email address to our Treasurer, Linda McGlothlin. Her email address is on the first page.