

OAK TRACE HOA NEWSLETTER

October 2023



GENERAL REMINDERS

- Speeding – as it starts to get darker sooner, we want to remind residents to please drive cautiously and adhere to the speed limit for everyone's safety
- Mildew removal – if you have any mildew buildup on your home's exterior, we encourage you to pressure wash or soft wash these surfaces to get your home looking clean and fresh!

HOA BOARD UPDATES

- We are working on recovering the missing fountain pieces from the previous vendor
- New lights to be installed for the main entrance sign off Highway 30

HALLOWEEN 2023

Halloween is on **Tuesday, October 31st**! We hope all our residents have a safe and Happy Halloween!

We ask that everyone please keep the following reminders and safety tips in mind this Halloween:

- Use flashlights or wear reflective stickers on clothing in order to be seen by cars at night
- Make sure children under age 12 are accompanied by an adult while trick-or-treating
- Leave outside lights on if you are giving out candy
- If you are not passing out candy, turn off outside lights so trick-or-treaters know to skip your house
- Please be welcoming to all trick-or-treaters, especially if they may have special needs

“Boo” Your Neighbor – If you would like to participate in a fun neighborhood activity and “boo” your neighbors this Halloween, email oaktracehoa65@gmail.com for more information and to get your name added to the list!

AMNESTY PERIOD FOR HOA PAYMENTS

The Board wants to encourage homeowners to get their HOA assessments and fees paid, so they are granting amnesty until the end of the year if their account balance is fully paid off!

All 2023 late fees and interest will be waived if all HOA payments have been paid by the end of the year!

***This includes the upcoming annual assessment of \$450 due January 1st, 2023.*

Contact Magnolia Management Services with questions or concerns at
info@magnoliabr.com or (225) 286-7546

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ASSOCIATION WEBSITE

Visit the Oak Trace HOA website by clicking the link below:

www.oaktraceofiberville.com

The association website contains the HOA restrictions, architectural request information, online payment instructions, owner access portals, and more!

YARD OF THE MONTH

We are pleased to announce that we will be introducing a Yard of the Month program to Oak Trace very soon!

On their monthly drive through inspections, Magnolia Management Services will select one yard with the best landscaping / holiday decorations as the winner!

More details to come!

HOA PAYMENT INFORMATION

To pay your dues online with a bank draft or credit card, go to the First Citizens Bank website, <https://propertypay.firstcitizens.com/>, and login or click “Pay Assessment.” You will need to enter your contact information and the following information about your property:

- Management Company ID: **3149** (Magnolia Management Services, *old name, Pelican Management Group, may still appear*)
- Association ID: **OTI** (Oak Trace of Iberville HOA)
- Property ID: **Your account number**

Mail all check payments to this address:

Oak Trace of Iberville HOA
P.O. Box 98067
Phoenix, AZ 85038

HOA FACEBOOK PAGE

Want to stay up to date on all events and news happening within the neighborhood? Join the Oak Trace Community of Iberville Facebook Group!

Click the link below or scan QR code to the right to join!

- Facebook Group Link:
<https://m.facebook.com/groups/611205990721134/?ref=share&mibextid=S66gvF>



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