

The Northwood News

Northwood Lake Estates Homeowners Association

June 2021

Message from Kyle Taylor, Chair

Welcome to new homeowners and greetings to those of you who have received this newsletter many times before. Spring is here and it appears the pandemic is slowly coming to an end. As we transition into summer, the level of activity in the neighborhood will continue to increase, so please be mindful of safety on the roads and at the lake.

The speed limit on all of our roads is 25 miles per hour. Remember the reason we have a speed limit is for the safety of our residents, especially children. Please do not speed through the neighborhood. Also, remind younger drivers about the importance of slowing down in the neighborhood.

At the lake, the neighborhood rules apply, but also remember that Oklahoma boating rules apply. The lake is there for the enjoyment of all residents. Please act responsibly and require the same of your guests. Ultimately, we are all in this together. The covenants were enacted for the mutual benefit of all of the owners. We all make sacrifices in little and big ways to serve the greater good of the neighborhood. Thank you to everyone who follows the covenants and a specific thank you to members of the Council for volunteering to keep our neighborhood a highly desirable place to live.

ANNUAL MEETING

Tuesday, June 8, 2021

Check in 7:30 - Meeting at 7:45 PM

Piedmont Civic Center

314 Edmond Rd, Piedmont, OK

ANNUAL MEETING AGENDA

- I. Welcome and Quorum Determined
- II. Reports
 - State of the Neighborhood – Kyle Taylor
 - Architecture and Construction - Josh Layman
 - Treasurer – Jeff Johnson
 - Roads – Chris Hendrickson
 - Lake and Dam – Titian Burris
- III. New Business
 - Officer Nominations/Vote/Results
- IV. Executive Session

BIG JUNK DAY = 1st Monday
of each month, Setting junk out is limited
to 3 days in advance.

COUNCIL MEMBERS

Kyle Taylor, Chair	203-8147
piedmontreliancegroup@outlook.com	
John Tate, Vice Chair	373-1930
jtate4635@yahoo.com	
Trisha Parker, Secretary	213-5372
trishaparker4@icloud.com	
Jeff Johnson, Treasurer	414-7053
jeffjohnson93@hotmail.com	
Chris Hendrickson, Roads Chair	820-1054
chris.redlands@gmail.com	
Titian Burris, Lake & Dam Chair	473-7100
titianburris@gmail.com	
Josh Layman, Construction/Architecture	532-0844
joshmlayman@gmail.com	
Elaine Hayes, Council Member	373-1548
nanaelaine@sbcglobal.net	
Stacey Burris, Council Member	312-4270
smb4ou@gmail.com	

SEPTIC SYSTEM MAINTENANCE

For some, managing a septic system is a new concept. If the system is properly maintained and utilized, it will only spray **once a day** and there will be **no odor**. An odor indicates that you are spraying wastewater that has **not been treated** onto your yard potentially spraying on toys and areas where children and pets play. The Department of Environmental Quality (DEQ) requires that the systems spray **only** between the hours of 1:00 a.m. to 6:00 a.m. If the system sprays at other times during the day, there is either an electronics/timer problem or the system has been overloaded and sprays to keep from backing up in the house. www.deq.ok.gov/

FINANCIALS

Income Statement

July 1, 2020 - May 31, 2021

Income

Homeowners Dues	\$ 41,669.87
Road Assessment Dues	65,355.69
Interest/Late Fee Income	4,745.61
Lake/Road Income	<u>1,540.00</u>
Total Income	\$ 113,311.17

Expense

Office & Administrative	\$ 18,681.55
Lake & Grounds Expense	15,688.30
Road Maintenance/Repair	43,798.07
Gate Expense	875.20
Collection Expense	487.72
Security	<u>8,231.42</u>
Total Expense	\$ 87,762.26
NET INCOME	\$ 25,548.91

Balance Sheet

May 31, 2021

Assets

Cash	\$ 262,348.98
Accounts Receivable	<u>(514.32)</u>
Total Assets	\$ 261,834.66

Equity

Retained Earnings	\$ 236,285.75
Net Income	<u>25,548.91</u>
Total Liabilities & Equity	\$ 261,834.66

TREASURER REPORT

As of this newsletter, we have collected \$59,437 of the 2021 road assessment that was due February 1st, which is 94% of this assessment. We still need to collect the \$4,100 that is still outstanding so we can proceed with more budgeted funds for road repairs this spring. If you have not paid your road assessment, please do so.

We currently have \$141,207 in our road fund to use towards road repairs and \$120,628 in our general HOA fund. We continue to have a few non-payers, however we are aggressively pursuing those accounts and will continue to until paid. Your 2021 dues invoice is included with your newsletter so you can check at the bottom of that document to see if you have an outstanding balance. If you opted in for paperless delivery, please check the email for your invoice.

Thank you to all of the home and lot owners that consistently pay your dues on time each year.

REGISTER YOUR WATERCRAFT WITH THE HOA

It is required that all watercraft be registered with the HOA and have a decal visible before accessing the lake. The price is \$5.00 per decal and must be renewed each year. Forms for non-registered watercraft are available on the website. Please call Elaine Hayes to schedule a time to purchase at 373-1548.

NWLE Board 2021-2022

Position	Name	Term Ends
Chair	Kyle Taylor	2022
Vice Chair	John Tate	2021
Secretary	Trisha Parker	2021
Treasurer	Jeff Johnson	2023
Roads	Chris Hendrickson	2023
Lake & Dam	Titian Burris	2022
Architecture/Construction	Josh Layman	2023
General Member	Elaine Hayes	2022
General Member	Stacey Burris	2021

If you have interest in becoming a volunteer council member, please contact a current council member or come to our monthly council meetings regarding open positions.

DELIVERY TRUCKS

The weight limit of the spillway is 5 tons. It is important this is not exceeded to preserve the integrity of the structure and prevent damage. **When ordering any delivery or service that requires a large truck or rig on the north side of the lake, it is necessary to communicate to the company that they must NOT cross over our neighborhood spillway and must use the Frisco Road entrances.**

ROAD REPORT

As always, I want to thank the neighborhood for continued patience and understanding regarding the roads. We have been doing our best to keep up with pothole maintenance over the past year. We have gone through a bunch of cold patch and also brought in many loads of asphalt for the larger repairs. On the dead end roads that are gravel, we have been using asphalt millings which has proven to be a better material that holds up very well overtime. The asphalt millings are also a cheaper option and provides us with a better finished product. With that said, there are obviously many areas that need more than patchwork. We have been able to save much of our road assessment over the past couple years , and we will plan on using it as many areas as possible. We will pinpoint the major problem areas and do our best to address those as soon as possible.

I want to take this opportunity to personally thank all of the neighbors for being kind and patient with me during my time as the road chair. My family has decided to move out of the area so I will be stepping down from the road chair once we have found a replacement. I will continue to help and assist in anyway that I can, if needed. I have enjoyed serving as the road chair and I did my best to make a difference. At this point in my life I am so busy that I am not able to contribute in the capacity that the neighborhood deserves.

Thank you all.

Chris Hendrickson

Message from Titian Burris- Lake and Dam Chair

This past year, we have been busy working on two projects regarding the lake. 1. Repairing the east side of the dam by correcting the water seepage and erosion issues at the overflow outlet pipe. We hired an independent engineering firm to propose a solution and we have now finalized the specification and design for the repair. This plan has been approved by the OWRB, solicited for bid, and we have awarded a construction bid. This project should start once we get a stretch of dry weather and the water level drops. 2. Rehabilitation of the spillway surface, drainage grates, and east side erosion issues. We have hired an independent civil engineering firm to design a corrective action plan and specification in regards. We are hoping to put their design out for bid in the coming weeks for budgetary purposes. Anyone that crosses the spillway can see that it is in very poor condition and is need of this rehabilitation as soon as possible. The timeline of this project will depend on budget and weather. I encourage all of our neighbors to help out where they can by keeping our common areas at the lake clean from trash and debris. It is my hope that once we have these two major projects behind us we can start focusing on some beautification projects and improving the overall biological heath of Northwood Lake.

Remember, use the lake at your own risk, including your guests.

BUILDING SOMETHING??? Please remember the covenants require prior approval to construct new homes, additions, docks, fences, sheds and shops. The specific requirements are outlined in the covenants. Both the covenants and the construction application are available on the HOA website. Applications are considered at the regular monthly meetings. Please do not hesitate to contact NWLE board members if you have any questions about the requirements or about something that you believe may not be in compliance.

Visit www.northwoodlakeestates.com for more details.

Happy Spring from the Northwood Lake Estates Homeowners Association Council! Each year, we work diligently to maintain and enhance the beauty of our great neighborhood. As the summer is on its way, we are asking for your help. Please take some time to clean-up/organize any areas on your property that may have become unsightly. This includes trailers, boats, personal water craft, campers, building materials, etc. that are visible from the road. Please let us know if you need assistance or have any questions.

For reference, the covenants can be found at www.northwoodlakeestates.com.

Join the Conversation!

Your neighborhood is talking!

Find our Facebook group and see what your neighborhood is talking about.

Search: Northwood Lake