**Featherstone Homeowners Association**

15100 South Western Ave.

Oklahoma City, OK 73170

Greetings,

Enclosed is your **2022** HOA gathering minutes. You will find new and updated community information, common communication within the HOA, and HOA financials.

Like a business, the HOA brings in income that comes from homeowners paying dues. The HOA also has common expenses that it pays for such as water, electric, and landscaping for the common areas in the community, which require mowing and maintenance. We also proactively plan for maintenance repair items that may occur during the year.

**In this packet you will find:**

**-My Role**

**-Why an HOA?**

**- Description of the Governing Documents for Abbot Lakes**

**-2022 Financial Statement**

**-Common Communication within the HOA**

**-Information regarding Ponds and Drainage Banks**

**-Contact Information**

Sincerely,

Cathy | HOA Manager

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**2022 Featherstone Homeowner Association Information**

Below are important topics for the Featherstone HOA. Please review and let me know if you have any questions.

1. **HOA Manager main scopes of work:**
	* 1. Collect HOA Dues: send out invoices and statements collecting HOA dues. This is how the HOA operates and pays for HOA expenses.
		2. Prepares and sends HOA closing letters per request from all Title and Mortgage Companies upon the sell or refinancing of properties in Abbot Lake.
		3. Request and Receives Landscaping Bids: Reviews and compares at least three competitive bids to maintain all common areas with an HOA Board Member. Landscaping company is then selected by the HOA Board.
		4. Ponds and Irrigation: Works with Pond and Irrigation companies on all issues as they arise.
		5. **Enforcement of Community Covenant Violations: a homeowner fills out an HOA violation form, sends to the HOA Manager and a ticket opens to resolve the issue. The HOA manager will verify the violation and send timeline notifications by email, mail, or certified mail to individual of concern. If no correspondence or compliance has been taken within the expected timeframe, the violation will be discussed with the HOA Board for final resolution.**
		6. Takes and returns all homeowners calls and or emails regarding all issues within the community.
		7. Performs community checks on common areas and properties.
		8. Prepares and submits all liens and lien releases through the Oklahoma County Court Clerk Office.
2. **What is an HOA and why does Featherstone have one?**
	1. An HOA is a not-for-profit organization that is put into place to protect and preserve property values.
3. **Homeowner Association Governing Documents**
	1. The Association’s governing documents are made up of legally binding documents that are filed at the county office.
		1. Declarations: The real property covenants, filed with county clerk. Provides structural, use restrictions, and creates the community association.
		2. Bylaws: The business practices of an HOA: who governs, how often, when/where/how do we meet and conduct business.
		3. Initial Rules: Explanation of rules within the community.
		4. Guidelines: These are rules weighted toward structural/aesthetic restrictions.

b. The HOA governing documents can be located on Featherstone’s website: [www.feathstonehoa.com](http://www.feathstonehoa.com) > Covenants > Abbot Lake Restrictive Covenants

1. **Financial Statements**
	1. 2022 Financial Statement is attached.

**Common Communication within Featherstone**:

**Street parking:** Street parking has been discussed as a community concern. Please try your best to park in your driveway (without blocking sidewalks). See the section below regarding restrictive covenants referring to parking in Featherstone.



**Street Parking Continued:** Below is some information regarding the city and parking. If you notice any of the following you may call the **City Action Center** at <http://www.okc.gov/action/> or **405-297-2535.**

* 1. The vehicle must be properly tagged and in good operating condition.
	2. The vehicle must be parked with the flow of traffic.
	3. The vehicle must not be parked such as to present a hazard to normal traffic flow.
	4. The vehicle may not be leaking oil onto the street.
	5. The vehicle must not be blocking the sidewalk.
	6. The vehicle must be parked 15’ from intersection.

Also, please avoid blocking mailboxes; you maybe preventing someone from getting their mail. For further information, you may consult the Oklahoma City municipal Code at **www.okc.gov** for further restrictions, or you can call or e-mail the OKC Action Center above.

**Speeding Traffic through the Community** – Please observe city traffic laws and all residential speed zones. If you observe speeding traffic, please keep track of the following: type of car, time of day, and area of driving. After you have gathered the above information, notify your local traffic law enforcement.

**Boats & Trailers in Driveways or Streets -** Boats and trailers may park in driveway on a temporary basis. If you need to wash or repair your boat, please notify the HOA and communicate the time your boat will be in the community. For use of trailers, please follow the same rule.

**Portable Basketball Goals –** Try your best to put away portable basketball goals when not in use. It is a city violation to block a city sidewalk with goals as well as a goal facing a Public Street.

**Lawn Maintenance** –Please maintain your lawn to comply with Abbot Lake community covenants in the mowing seasons. If you observe an un-kept lawn, you may submit a violation form on the website (below). The text box below is from the Featherstone covenants:

Also, please refrain from blowing your cut grass clippings into the street.

**Fireworks –** They are illegal. Please contact the Oklahoma City Police Dept.

**Reporting violations –** To report a violation in Abbot Lake, go to [www.abbotlakehoa.com](http://www.abbotlakehoa.com) click on “forms” then click “report a violation form”. If you recognize the violation falls under city code, call **OKC action center: 297-2535 or visit** <http://www.okc.gov/action/>.

**Reporting Crime –** If you have experienced any crime related situations, please contact the local police immediately and notify the HOA Manager so I may update our records.

**Reporting Street Light Repairs –** To turn in a light repair request: please contact OG&E at **405-272-9595** or e-mail at **CUSTCAREDEPT@oge.com**and provide the address of the light or the closest intersection. I would advise asking for a case number in return for follow up purpose.

**Reporting Street Repairs –** If you observe a pothole or a major crack in the street, you may contact the OKC Street Maintenance Department pothole hotline 405-631-1111 and provide exact address of crack and pothole.

**Leashing your Pets –** It is very important to have all pets leashed when using Featherstone common area amenities.



**Pet Waste** – Please, if you own a pet and they soil the common areas in Abbot Lake, we really need your help picking up after your pet. That is the only option.

**Barking** **Dog** – The Association may correspond with a resident if a dog is barking, but the best thing to do is contact Oklahoma City Animal Welfare or the OKC Action Center. Animal Welfare contact information 405-297-3100 and The Action Center is 405-297-2535. Below content is referencing pets in Abbot Lake:



**Lot Modification (DRB’s)** – If you would like to add a shed, shelter, new roof, or installing a pool. Please check the guidelines in the Governing Documents. Then you need to fill out a DRB form on the website.

**Homeowner Tree Replacement –** At the time your home was built, the City required trees to be installed before closing on the property. The Association continues the covenant requirement by requesting current homeowners maintain the Community Standard: **An interior lot needs to have at least 2 living trees and a corner lot needs to have at least 3 living trees.**  If homeowners fail to comply with the HOA guidelines, then enforcement will be applicable.

**Common Area Tree Replacement –** The Association will conduct an annual common area tree audit looking at replacing dead and or missing trees located in the common areas.

**Leased Homes –** The Association has been tracking the leased home inventory in Abbot Lake. The intention is to make sure the community remains under its percentage cap of leased homes and all leasing guidelines are met. If you are leasing your home and have not registered your property or using a qualified property manager to manage your property with the Association, you will need to do so. If not, compliance and enforcement procedures are applicable with the appropriate correspondence provided.

**Compliance and Enforcement** – When the HOA records a violation, written notice is out. If the homeowner fails to respond and does not comply with the covenant and restrictions, then through procedural efforts, the HOA may impose monetary fines which shall constitute a lien upon the unit or take litigation measures on lot owner at owner’s expense.

**HOA accountability** – Any homeowner from the Featherstone HOA is always welcome to schedule an appointment with me to discuss HOA matters.

**Pond and Drainage Banks** – Overtime, pond banks and drainage areas may experience erosion and create ruts and rills making the areas unstable and difficult to use and maintain. In some cases, is recommended to let the natural vegetation grow in key areas to stabilize the slopes.  This usually takes place at the bottom of the drainage area and or at water’s edge around ponds. Over the next couple of months, Ideal Homes Development will be identifying key areas around ponds and drainage areas to establish proper growth.

Cathy Wootten | HOA Manager

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