

FOUNTAIN GRASS



HOMEOWNERS ASSOCIATION



TOP NEWS

Association Dues – Thank you to those who have paid their dues. The HOA is continuing its collection process on all delinquent debt and may file liens on open balance accounts.

Lease Homes – If you are leasing your home and haven't registered your property with the Association and or using a qualified property manager to manage your property, you'll need to do so at your earliest convenience. Compliance and enforcement procedures are applicable if not registered. All of Fountain Grass is currently lease restricted for any new leases.

IMPORTANT COVENANT REMINDERS

Fountain Grass Covenants are binding agreements of guidelines and regulations that are observed by Fountain Grass homeowners. The main purpose of the covenants are to protect and preserve your home property value.

Lawn Maintenance – Please maintain your lawn to comply with the community covenants. If you observe an un-kept lawn, you may check with the homeowner to see if everything is okay and or e-mail the Board of Directors at info@fountaingrasshoa.com or contact the OKC Action Center at 405-297-2535 and provide the address of concern.

Parking – If a vehicle is illegally parked in street you may call 405-297-2535 OKC Action Center Parking Enforcement or the non-emergency OKC Police Dispatch at 405-231-2121. The vehicle must be properly tagged and in good operating condition. The vehicle must be parked with the flow of traffic. The vehicle must not be parked such as to present a hazard to normal traffic flow. The vehicle may not be leaking oil onto the street. All other parking concerns please e-mail info@fountaingrasshoa.com.



18. No truck, boat, bus, camper, trailer, recreational or commercial vehicle of any kind or any motor vehicle other than a standard passenger vehicle such as automobile, pickup truck, van or SUV shall be parked or permitted to remain on the driveway of, or yard of, any residential plot in the subdivision, except for such period of time as may be absolutely necessary in order to pick up or deliver materials or to do work or make repairs on the property. It is the intent of this requirement that the owners and occupants of residential buildings in the subdivision shall not use the property upon which they reside, for the storage or habitual parking of any such prohibited motor vehicle, other than the said standard passenger vehicle such as automobile, pickup truck, van or SUV.

PURPOSE

The purpose of this letter is to provide you with community information and important reminders. Please retain this letter in your files and reference it when you may have questions regarding HOA matters.

STREET LIGHT REPAIRS

To turn in a light repair request: you can either call OG&E at 405-272-9595 or e-mail at INSPDESK@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 purposes.

POTHoles AND CRACKS

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.

SIMPLE REMINDERS

Modifications: Please remember to work with the HOA if you plan on installing a shed, pergola, pool, landscaping, or staining your fence.

Trees: Please remember the importance of having alive trees on your lot. The Association will conduct another tree audit in late summer or early fall to observe dead or missing trees on lots. Interior lots need two living trees and corner lots need three living trees.

Also, once your tree has reached the 12 months mark or so, it's important to remove the "t" posts attached to the tree.

19. **Lawn Maintenance Standard.** Each Owner shall maintain the landscaping on their Lot, including structures, vegetation, lawn, and beds in a neat, orderly, and well-manicured manner (the Lawn Maintenance Standard). The Lawn Maintenance Standard shall include, but shall not be limited to: reasonable seasonal mowing, trimming, and edging of any yard and bed, trimming shrubs and bushes, and removal of dead vegetation. The Architectural Review Committee shall have exclusive oversight over whether a Lot meets the Lawn Maintenance Standard.

Dog Barking – The Association may correspond with a resident if a dog is barking, but the recommended thing to do is contact the following: The non-emergency OKC Police Dispatch at 405-231-2121 or Oklahoma City Animal Welfare 405-297-3100 or the OKC Action Center 405-297-2535. The city should be able to guide you in the right direction.



7. No business or trade activity shall be carried on upon any residential lot. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

ANNOUNCEMENTS

If you may not have heard, the HOA was officially handed over by Ideal Homes to the neighborhood! At the annual meeting at the beginning of the year, officers were elected and have been hard at work learning their job duties and transitioning ownership of the HOA from Ideal Homes.

We will have an important annual meeting later this year to inform the neighborhood of ideas, changes we would like to make to our Governing Documents, and to discuss any issues anyone may have in the neighborhood.

With our current HOA being so new, the website is a little out-of-date, but will be updated in the coming months with introductions of our board members and other good to know announcements.

In order to keep the neighborhood nice, please remove all garage sale and missing pet signs after their purpose has been served.

A heads-up to the home owners next to the field at Morgan & SW 29th. The owner of the field says he will trim the weeds and grass along the fence line, but asks to please not throw any trash over the fence into his field. He cannot take care of the brush because of broken fences and other debris being dumped there. If you are having to brace your fence to keep it from falling over please brace it on your side of the fence because the field is private property and makes it hard for the owners to mow the fence line.

If, however your fence does border common area, contact the HOA through our email and we can discuss your options to get it fixed.

The Board of Directors will be meeting next on **October 1st at 2:00 pm at Country Inn & Suites.**

Address:
2415 S Meridian Ave
Oklahoma City, OK 73108

All are welcome to attend, listen in on what the board members are currently up to, and ask any questions that they may have.

August means back to school for the kids, so please be extra careful when driving through the neighborhood in the morning/afternoon!

THE WHAT, WHY, & WHO OF FOUNTAIN GRASS HOA

What: Fountain Grass HOA is a not-for-profit organization that is built up of lot owners known as “members” and is put in place to protect home values as well as to enhance the look and feel of the community.

Why: The Association is an entity responsible for management, maintenance, operation and control of the common area “open spaces” in Fountain Grass

The Association also is the primary entity responsible for enforcement of Fountain Grass Governing Documents. The Association shall perform its functions in accordance with

the Fountain Grass Governing Documents and the laws of the State of Oklahoma.

Who: The Fountain Grass Board of Directors. Within this position there are four primary 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. Request and Receive HOA Landscape Bids: receive at least three competitive bids to maintain the common areas in Fountain Grass.

3. Enforce Community Covenants: a homeowner fills out an HOA violation form and sends it to the Board of Directors and a ticket opens to attempt to resolve the issue.

4. Review Architectural Applications: receive and review lot modifications forms from homeowners making changes to their home and/or home site.

GOVERNING DOCUMENTS

If you need a copy of the Governing Documents for Fountain Grass, please visit fountaingrasshoa.com or if you have any questions regarding the Governing Documents, please e-mail the Board of Directors at info@fountaingrasshoa.com.