



FOUNTAIN GRASS

TOP NEWS

2018 ANNUAL MEETING

The 2018 Annual Meeting for the Association will be

March 15, 2018 at 7:00 pm
at the United Methodist Church of the Good Shepherd
10928 SW 15th St, Yukon, OK 73099

All are homeowners welcome to attend. If you do not plan to attend, please consider filling out a **proxy vote form**. They are available at fountaingrasshoa.com. You should return the form to the HOA Secretary at secretary.fountaingrasshoa@gmail.com

Guest Speaker Georgie Rasco, the Executive Director of Neighborhood Alliance of Central Oklahoma, will be a guest speaker at the beginning of the meeting to talk with homeowners about what an HOA is and answer any questions homeowners may have about HOAs in general.

The following items will be voted on at the meeting:

- Ratification of 1/15/18 Bylaw changes made by Board
- Submission of more proposed bylaw changes to members
- Confirmation of Rex Hames for 2017-2019 Director position
- Election to fill vacancy for 2017-2019 Director position
- Election to fill vacancy for 2018-2020 Director position
- Re-election of Roland Pettes for 2018-2020 Director position
- Re-election of Vickie Blalock for 2018-2020 Director position
- Re-election of Tina Roberts for 2018-2020 Director position
- Removal of Lois Kingsley as Director and election of successor for her position (2017-2019)

Refreshments will be provided at the meeting.

HOMEOWNERS ASSOCIATION



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.

IMPORTANT COVENANT REMINDERS

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.

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

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.

Fountain Grass Covenants are binding rules observed by Fountain Grass homeowners. The main purpose of the covenants are to protect and preserve your home property value. You can view the covenants at fountaingrasshoa.com.



ANNOUNCEMENTS

If you may not have heard, the HOA was officially handed over by Ideal Homes to the neighborhood! At the annual meeting in 2017, officers were elected and have been hard at work learning their job duties and transitioning ownership of the HOA from Ideal Homes.

If you have any questions about dues or want to update contact information (name, phone number, billing address, email address, etc) with the HOA, please contact the treasurer at treasurer.fountaingrasshoa@gmail.com

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

Modifications: Please remember to work with the HOA if you plan on installing a shed, pergola, pool, landscaping, or staining your fence. To make an architectural design request, fill out the form available on the website at fountaingrasshoa.com, or email-info@fountaingrasshoa.com

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.

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.

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.