

# FOUNTAIN GRASS



## PROPERTY OWNERS ASSOCIATION



### TOP NEWS

#### Attention Home Owners!!!

Arborists will be working on the trees along the creek and trail behind the houses on SW 24<sup>th</sup> Terrace from August 12 through August 15. During that time the trail will be off limits. We are doing this to protect you and to make sure the arborists can go about their work quickly and safely. We would also ask that you make sure your dogs are secured or kept in and please make sure your children are not playing along the trail on those days.

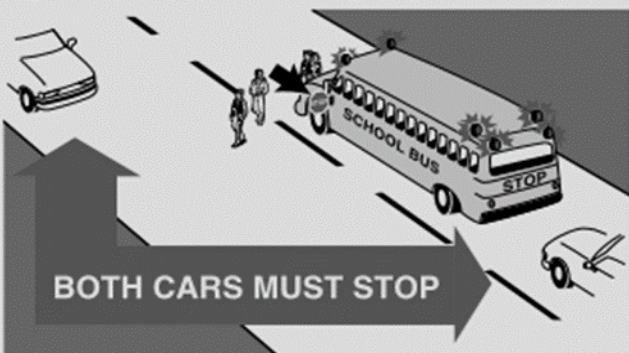
Thank you for your cooperation.

### BACK TO SCHOOL

School will be starting soon and kids will be out and about the neighborhood. Please slow down and be observant. Pay attention to buses driving through the neighborhood.

#### YIELD RIGHT-OF-WAY TO A SCHOOL OR CHURCH BUS

Drive carefully and be ready to slow down and stop when you are near a school bus. If you approach a bus with flashing red lights and/or showing a red "STOP" sign, it means that children are getting on or off the bus and you must stop.



Fines are doubled for failing to stop for a school bus with red loading/unloading lights flashing.

### ATTENDANCE AT BOARD MEETINGS

Just a reminder that home owners are always welcome to attend the regular board meetings. Signs are posted at entrances to let you know when and where they are happening.

Some things to keep in mind:

- ◆ According to our bylaws, attendees other than directors, may not participate in any discussion or deliberation unless permission to speak is authorized by a vote of the majority of a quorum of the Board. In such case, the President may limit the time any such individual may speak.
- ◆ Every effort will be made to broadcast the meeting live on the Fountain Grass Facebook page.
- ◆ There will be an open discussion time at the end of each meeting if time permits. If a home owner wishes to address the board during the open discussion, they will need to fill out a request to do so as they enter the meeting and hand it to the president or whichever director is leading the meeting. Members will be recognized to speak at the presiding officer's discretion.
- ◆ Minutes will be posted to the Fountain Grass Website only after they have been approved by the board.

### NEXT BOARD MEETING

September 9, 2019

7:00 PM—8:00 PM

Church of the Good Shepherd,  
10928 SW 15th St,  
Yukon, OK.

# ANNOUNCEMENTS

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 us at [fountaingrasshoa@gmail.com](mailto:fountaingrasshoa@gmail.com)

**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](http://fountaingrasshoa.com), or email [fountaingrasshoa@gmail.com](mailto:fountaingrasshoa@gmail.com)

**Association Dues** – Thank you to those who have paid their dues. The HOA has contracted with ARIA Real Estate to manage our financials. They handle the 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 aren't 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 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 contact the OKC Action Center at 405-297-2535 and provide the address of concern.



**Parking** – If a vehicle is illegally parked in the 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.

**Bulk Waste Day** – Your water bill states that Bulk Waste Day is always the third Monday of every month. You may place your large items on the curb up to three days prior to the assigned Bulk Waste Day. Please be considerate of your neighbors and do not place items out any earlier than the allotted three days prior.

## THE WHAT, WHY, & WHO OF FOUNTAIN GRASS HOA

**What:** Fountain Grass HOA is a not-for-profit organization that is made 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.

**Board Members**

- President— Wanda Ewan
- Vice Pres— Amber Horrell
- Secretary— Marlou Dexter
- Member— Phil Jones
- Member— Rex Hames



## GOVERNING DOCUMENTS

If you need a copy of the Governing Documents for Fountain Grass, please visit [fountaingrasshoa.com](http://fountaingrasshoa.com) or if you have any questions regarding the Governing Documents, please e-mail the Board of Directors at [fountaingrasshoa@gmail.com](mailto:fountaingrasshoa@gmail.com).