
Oak Forest Homeowners Association, Inc.

Post Office Box 851121 • Mobile, Alabama 36685 • oakforesthoainc@gmail.com

Donna Ladnier
Mark Aldred

George Cannon (1959-2022)
Steve Struppa (1964-2026)

John Cleverdon
Christina Jones
Renee Walvatne
Eric Ernst

June 15, 2026

Dear Oak Forest Resident:

We bring you very sad news in the recent passing of one of our very own, Steve Struppa. Steve began serving on the board in January of 2018 and played an instrumental role in watching over our detention pond and surrounding areas that others could not. He also served a key role on the board and provided insight as an original homeowner in the neighborhood. He will be sorely missed on the board and in Oak Forest.

We hope you are doing well and enjoying living in Oak Forest!

There is still some work to do in our parks, but the first phase was completed February of 2023, and we couldn't be more pleased with the results. So many people have been brought together by being able to use these new spaces to enjoy the outdoors. No other neighborhood in West Mobile has anything like it. We hope you will help us take care of this property by being watchful of our playgrounds and reporting anything suspicious to 251-208-7211. Remember we are all a community here and nothing pleases the board more than seeing our neighbors work together. We do plan to do some minor improvements to some equipment in need of repair soon. The board also plans to complete the second phase of the original scope of work once funds are available. We are hoping to have this accomplished by the end of 2026 or early 2027. The cost of the remaining work is roughly \$20,000.

The other large upcoming project will be at the main entrance once the widening of Dawes Rd is completed. The county has acquired the property to widen Dawes Rd to include a center turn lane and sidewalks on each side from Cottage Hill Rd. to the new roundabout at Jeff Hamilton Rd. As part of this process, the county purchased from our HOA for \$7,669.56 a 25' x 20' plot of land on the NE corner of Dawes & Willow Oak. Our brick entrance signs and fencing will **not** be impacted by this purchase, however all lights and plantings along Dawes Rd. will be removed during construction and replaced afterward. Utility work began in April and the lights up front have been removed for now to protect them from damage. We do not have a projected completion at this time, we will just have to be patient as this work progresses.

Another project that is on the city's list for 2026 is repaving our entire HOA in addition to areas of the back part of Oak Forest and Irongate. While this doesn't necessarily mean it will happen this calendar year it means it has been voted on and approved within a budget to be done in the immediate future.

A strong focus remains on improving the appearance of the properties in the neighborhood through enforcement of the covenants and restrictions. Enforcement has been an overwhelming success, and we will continue to work on the consistency we would like to see for the betterment of Oak Forest. Another focus has been on the delinquent accounts. The board has been working diligently with Royal and neighborhood residents to collect any outstanding dues. The board is happy to report that the collective debt of the neighborhood ownership to the association is down from around \$110,000 where it was in March of 2016, to \$42,545.20 as of the typing of this letter. Our contract with Royal Management was extended in April to run through April 30, 2028.

Due to some changes in circumstances for our landscaper who has served Oak Forest well since September of 2009, he has been forced to make changes to his business structure which have caused

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him to bring his prices closer to the market rate. After some research, and taking into consideration the value he brings with the knowledge of our neighborhood, it was decided to keep him on as our landscaper. As a result of the increase in cost for this service however, the board has voted to increase the dues the allowed 10% for this billing cycle to \$143.00. Since the dues were last raised in January of 2024 and have only been lowered since, the board has also voted to increase the dues in January of 2027 to \$155 semiannually (\$310 annually). This is the only way to cover the \$735.50/month of cost increase for landscaping maintenance. We have been getting a bargain for some time and knew that this day would come eventually.

Enclosed you will also find the second semi-annual statement for 2026, with payment due by July 1, 2026. **Your HOA Dues currently are now \$143.00 semiannually (\$286 annually) to balance out the increasing landscaping costs. Please remember that all past due amounts will be charged 1.5% interest monthly on the 15th.** Additionally, the HOA can place a lien on your property and bill your account \$113.50 for the filing fees, and/or send you to a collection agency for collection of the debt which can involve filing suit. In extreme cases, the association also holds legal right to foreclose on the lien against your property. Please understand that there is an enormous amount of work involved in running the association, and everything can run a lot more smoothly when dues are paid promptly. Standard operating costs last year ran \$241.53 per lot just to cover the basics, without the funding of projects. We are fortunate that the diligent work to recoup delinquent dues has produced the funds for recent major neighborhood improvement projects.

To give further report on the financial status of the HOA and its ownership, currently 181 of the 215 properties have a balance of less than \$7 owed to the association. The remaining 34 properties have balances totaling \$44,860.23 with 17 having liens on them and 8 currently in collections. The majority of these properties are currently paying down their balance and working toward paying off the balance. Those that have been uncooperative are being sued.

If you are interested, the board is always looking for volunteers willing to assist in the coordination and execution of the tasks required to run the association.

Our next neighborhood meeting is scheduled for Thursday January 14, 2027, at 7:00pm at Grace Tabernacle Baptist Church. All are encouraged to attend and bring any questions you may have. A full 2026 profit and loss statement will be provided at the meeting, as well as a report of recent projects. More information regarding this meeting will be in the December mailing.

Regards

Your HOA Board

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Below are some procedural notes that are important for all homeowners to keep in mind!

Dues Payment: Please note that dues can be paid in four ways. Mailed checks or money orders can be sent to the below address. Online bill pay can be setup with your bank to mail payments to the below address. Lastly, debit/credit card and ACH (check) payments can be made over the phone through Royal at 251-479-2003 or made online at <https://www.royalmgmt.com/hoa> for a 3.5% processing fee.

*Oak Forest HOA
c/o Royal Property Management
P.O. Box 161604
Mobile, AL 36616*

Violations: In December 2017 the board issued revised By-laws, along with clean copies of the Articles of Incorporation and the Restrictions and Covenants. To receive a copy, please email the board at oakforesthoainc@gmail.com. Included in the Restrictions and Covenants are the standards by which all properties must be kept. **Violations will be issued to properties not in compliance. The Restrictions and Covenants outline the process by which violations will be issued.** Door hangers will be left on your door to notify you of your violation. A letter will also be mailed to the owner of the property at the address on file. Fines will be charged if the issue is not remedied within 30 days. **NOTE: If any neighbor has concerns about a specific property, please email the property manager and board at oakforest@royalmgmt.com and oakforesthoainc@gmail.com.**

Facebook Group: We would like all homeowners and tenants to join our Facebook group named Oak Forest Homeowners Association, Inc – Mobile, AL. All residents can find additional neighborhood updates as well as networking with other neighbors on this page.

Board Contact: For issues that don't need to be displayed on a Facebook forum, you can contact the Board via email at oakforesthoainc@gmail.com.

Yard Signs: Per Article VIII, Section 7, yard signs other than for sale or rent of a house are prohibited. Violations will be issued for signs not in compliance.

Fencing: Per the architectural committee under the authority of Article VIII, Section 8, all new fences must be 6' dogeared wood fences w/ natural or no stain.

Curb Ramps: Curb ramps are required to be rubber removable ramps by Bridjit. Rubber removable ramps can be found at <https://www.bridjit.com>. No other brand will be accepted nor will concrete ramps. It is the homeowner's responsibility to keep their ramps clean and allowing free flow of water.

Trash: In July 2023 we were annexed into the city. Visit www.cityofmobile.org/services/trash-and-garbage for rules on what can be picked up. You can also call 311. Our normal trash pickup is every Tuesday. Larger debris is picked up every other Monday. Remember, trash/debris shall not be placed at the curb more than the day prior to pick up or you can be cited for a violation per section 5.

Current Board Members: At the January 2026 meeting, Renee Walvatne, Donna Ladnier, John Cleverdon, Christina Jones, Mark Aldred, and Eric Ernst were reelected to continue serving on the board. Donna Ladnier was voted by the board to continue as president and Mark Aldred to continue as Secretary/Treasurer. Please remember that all board members are unpaid volunteers using their personal time to benefit the neighborhood and run the association.