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## **Oak Forest Homeowners Association, Inc.**

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Post Office Box 851121 • Mobile, Alabama 36685 • [oakforesthoainc@gmail.com](mailto:oakforesthoainc@gmail.com)

**Donna Ladnier**  
**Mark Aldred**

**George Cannon (1959-2022)**

**John Cleverdon**  
**Christina Jones**  
**Renee Walvatne**  
**Steve Struppa**  
**Eric Ernst**

December 15, 2025

Dear Oak Forest Homeowner:

The Oak Forest HOA is happy with the progress made this year! Hopefully you are proud of the work in Oak Forest also and are proud to call it your home!

**Our Annual Neighborhood HOA Meeting will be held at Grace Tabernacle Baptist Church and is scheduled for January 8, 2026 at 7:00pm.** All are encouraged to attend to vote on the agenda items and join in the discussion on the progress of the neighborhood. The board has compiled a detailed Profit & Loss statement, which will be made available at the Annual Neighborhood Meeting for review. Please make sure to attend as your Board of Directors election for 2026 will take place at the meeting.

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. The board does plan to complete the second phase of the 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.

As a part of the playground project, we established insurance coverage on the new equipment. The equipment coverage is \$876 annually for a 5% wind and hail deductible and a \$1,000 all other perils deductible.

The other large upcoming project will be at the main entrance once the widening of Dawes Rd is completed. The county is still in the process of acquiring 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. The board is working to minimize the impact to our landscaping and lighting as this project is completed. The project is currently awaiting utility relocation and there is no start date for construction at this time.

Input from homeowners on our projects is encouraged, and we look forward to discussion at the meeting. Homeowner feedback and volunteers willing to assist with the projects are welcomed. The current board is happy to report that over \$90,000 in back dues has been collected in our 9 ½ years of service, and the collective debt of the neighborhood ownership to the association is down from around \$110,000 where it was in March of 2016, to \$44,029.83 as of the typing of this letter. Our contract with Royal Management runs through April 30, 2026 at which point we will visit the idea of extending.

As you are aware, in July 2023 a vote was passed that annexed Oak Forest into the city of Mobile. As a result, an opportunity existed for us to buyout our streetlights from Alabama Power at which point

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the City of Mobile has agreed to pay the costs to run the lights going forward. This didn't eliminate our power bills, but it reduced them by about \$670 per month. However, the cost to buydown the light poles which we have previously been required to rent was \$28,385.07. With the \$135 special assessment voted in favor of at 2024's meeting, the board was able to make this transaction in July of 2024. Our landscaping bill did go up by \$290 per month since 2024 offsetting some of this gain however with this savings the board was able to lower the dues for 2025 as promised. We will hold the dues at the same amount for 2026 and revisit costs for 2027 when the time comes.

2021: \$233.53/lot 2022: \$242.43/lot 2023: \$256.01/lot 2024: \$271.42/lot 2025: \$243.00 +/-/lot

**Keep in mind that most of the nicer neighborhoods around have dues in amounts of \$250 per year or higher and they do NOT have any parks to maintain!**

Enclosed you will find the first semi-annual statement for 2026, with payment due by January 1, 2026. **Your HOA Dues are still \$130.00 semiannually (\$260 annually) as a result of the buydown of the light poles from Alabama Power in 2024. 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 the collection of the debt which can involve filing suit. In extreme cases, the association also holds the right to foreclose on the lien against your property. Please understand that there is an enormous amount of work involved in running an association, and everything can run a lot more smoothly when dues are paid promptly without the property manager spending their time and effort reaching out to you to collect the dues. Please understand that the standard operating costs as shown above just cover the basics, without funding projects. We are fortunate that diligent efforts to recoup dues that went unpaid for a handful of years were able to be collected to fund most of the recent large projects to improve our neighborhood.

As for a report on the financial status of the HOA and its ownership, \$3,157 in back dues has been collected so far this year. Currently 184 of the 215 properties have a balance of less than \$9 owed to the association. The remaining 31 properties have balances totaling \$45,024.27 with 15 having liens on them and 9 currently under court proceedings. The majority of these 31 properties are currently paying down their balance and working toward paying off the balance. The current balance of the association bank account is \$13,778.87. (an increase of \$9,262.87 since last year)

As a reminder, new curb ramps are required to be rubber removable ramps by Bridgit. Rubber removable ramps can be found at <https://www.bridgit.com>. No other brand will be accepted. Violations will be issued for those who do not comply. Also, it is the homeowner's responsibility to keep their ramps clean and joined into one continuous piece to allow free flow of water.

One challenge with being annexed into the city is the biweekly debris pickup offered by the city. It is important to remember that residents are not permitted by the city or the HOA to pile items at the curb prior to the day before pickup. It makes our neighborhood look bad when things are piled at the curb, and you can be cited for a violation for doing this.

At the Annual Neighborhood Meeting, we will also elect Board members for 2026. It is important that everyone show up to vote or otherwise selects a proxy to vote on their behalf. The following nominees have agreed to serve on the board for 2026: Donna Ladnier, Mark Aldred, John Cleverdon, Christina Jones, Eric Ernst, Renee Walvatne, & Steve Struppa. If anyone else is seriously interested in contributing to the work of the Board, please attend the meeting, or otherwise email the board prior.

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Please remember that **all Board members are unpaid volunteers** using their personal time to benefit the neighborhood and run the association. Please give us some of your time by coming to the meeting.

Each lot can cast one vote, but only if your dues balance is \$130.00 or less per the by-laws. If you will not be able to attend and would like to have a proxy who will be attending to vote on your behalf, please fill out the attached proxy form and email it to the board. It must be delivered to our inbox prior to 7:00pm on January 5, 2026. It must be filled out completely, signed by you, and have the name of the proxy you have chosen listed on the form. Additionally, your proxy must meet the eligibility requirements and attend the HOA meeting to cast your vote.

See the reverse of this page for important information worth saving.

Regards

Your HOA Board

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### **Proxy for election of 2026 Oak Forest Board of Directors**

If you cannot attend the Annual Meeting on January 8, 2026 and would like your vote to be counted, you must qualify for the below.

- Be a homeowner in phases 1-4 of Oak Forest
- Be current on your dues (\$130.00 current balance or lower)
- Complete & sign the below form entirely and email it to [oakforesthoainc@gmail.com](mailto:oakforesthoainc@gmail.com) prior to 7pm on January 5, 2026.
- Your proxy must also be a voting eligible homeowner!

Items up for election:

For or against the election of Donna Ladnier, Mark Aldred, John Cleverdon, Christina Jones, Eric Ernst, Renee Walvatne, & Steve Struppa as the 2026 Oak Forest Board of Directors.

Initials: \_\_\_\_\_ I authorize \_\_\_\_\_ to act as my proxy and cast my vote for or against the above listed candidates & assessment.

Account # \_\_\_\_\_ Signature of \_\_\_\_\_  
(see statement) \_\_\_\_\_ Homeowner: \_\_\_\_\_ Date: \_\_\_\_\_

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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 three ways. Mailed payments in the form of check or money order can be sent to the address below. Online bill pay can be set up with your bank to mail payments for you to the address below. Lastly, debit/credit card & ACH (check) payments can be made over the phone or online for a 3.5% processing fee. Contact Royal at 251-479-2003 to pay by phone. To pay online go to <https://www.royalmgmt.com/hoa>

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

**Violations:** In December of 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 [oakforesthoinc@gmail.com](mailto:oakforesthoinc@gmail.com) and the PDFs will be sent to you. 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 & 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. Please refer to the restrictions & covenants for more details. **NOTE: If any neighbor has concerns about a specific property, please email the property manager and board at [oakforest@royalmgmt.com](mailto:oakforest@royalmgmt.com) and [oakforesthoinc@gmail.com](mailto:oakforesthoinc@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 [oakforesthoinc@gmail.com](mailto:oakforesthoinc@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.

**Trash:** In July 2023 we were annexed into the city. Visit [www.cityofmobile.org/services/trash-and-garbage](http://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 2025 meeting, Renee Walvatne, Steve Struppa, Donna Ladnier, John Cleverdon, Christina Jones, Eric Ernst, and Mark Aldred 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.

Regards

Your HOA Board