
Oak Forest Homeowners Association, Inc.

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

*Donna Ladnier
Mark Aldred*

*John Cleverdon
Christina Jones
George Cannon
Renee Walvatne
Steve Struppa*

June 15, 2021

Dear Oak Forest Resident:

We hope you are doing well and enjoying living in Oak Forest! We are focusing our attention on improvement of the playgrounds currently, and this year we were afforded the opportunity to replace the front park fence after an automobile accident. The new fence was of nominal cost to the association due to the insurance coverage from the accident. Our next goal there is to improve the playground equipment.

To work toward the goal of new playground equipment, the board has begun working on scopes with JA Dawson, a reputable playground equipment company that will also handle the install for us and warrant the equipment. We are working toward being able to install the new equipment by the end of the year or in 2022. To accomplish this, and do it right will cost the association upwards of \$60,000 installed. This project will most certainly set our neighborhood even further apart from any other in West Mobile. To reach this goal, the board proposed per the by-laws for vote at the 2021 Annual Meeting, a \$75 Special Assessment which passed by a vote of 15 to 1. The first installment was billed in March and the second installment of \$37.50 will be included in your June dues statement, but will not be due until September 1, 2021. You may certainly pay these ahead of time, however consideration was given to spreading the payments out to make it more manageable. We will know more about when we can proceed with the new park equipment when the grant pricing discounts are released later in the summer by JA Dawson.

On December 20th, 2019, the association completed the sale of a 25' x 20' plot of land on the NE corner of Dawes and Willow Oak to the county. This land was purchased for \$7,669.56 to use in the widening of Dawes Rd. Once complete, Dawes Rd will include a center turn lane and sidewalks on each side from Cottage Hill Rd. to Jeff Hamilton Rd. 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 at the front entrance as this project is completed. The project will likely not begin until late 2021 with completion in 2022.

On March 26, 2020 we completed a 2-year legal process working with Carrington 9 to record an agreement establishing their financial contribution toward our maintenance of the detention pond proportionate to the amount in which they are using it. They reimbursed us \$3008.97 for work done since 2016 and will contribute their 11% share going forward.

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 \$45,775.18 as of the typing of this letter.

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Our previous contract with Royal Management terminated on April 30, 2021. They agreed to help us out with a low rate as they got into the HOA business if the board would help them out by hiring them and getting them familiar with the system. They were certainly owed a raise for what they do and have been doing a great job for us when compared to our other options. We were paying \$5 per lot per month (\$1075). Our new contract is a 3-year contract through April 30, 2024 at \$7 per lot per month (\$1,505) in the first year, \$7.50 per lot per month (\$1,612.50) in the 2nd year, and \$7.75 per lot per month (\$1,666.25) in the 3rd year. Based on this cost increase below are the anticipated per lot basic maintenance costs to keep the HOA running in the coming years:

2021: \$231.82/lot

2022: \$245.32/lot

2023: \$249.57/lot

2024: \$250.82/lot

To balance our dues with the recently increased standard operating cost, the board voted to raise the dues to \$118 semi-annually effective in January of 2022.

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 also find the second semi-annual statement for 2021, with payment due by July 1, 2021. **Your HOA Dues currently are still \$108 semiannually (\$216 annually). 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 \$88.50 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 this year run around \$231 per lot per year 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 163 of the 215 properties have a balance of less than \$10 owed to the association. The remaining 56 properties have balances totaling \$49,498.87 with 16 having liens on them and 4 currently in collections. The majority of these properties are currently paying down their balance and working toward paying off the balance.

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 13, 2022, at 7:00pm at Grace Tabernacle Baptist Church. All are encouraged to attend and bring any questions you may have. A full 2021 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: Remember we are not in the city and we cannot leave large items out for trash pickup at the curb. While policies for different companies vary as to what will be picked up outside of trash in containers, trash shall not be placed at the curb for extended periods prior to pick up.

Current Board Members: At the January 2021 meeting, George Cannon, Renee Walvatne, Steve Struppa, Donna Ladnier, John Cleverdon, Christina Jones, 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.