

Valencia

**VALENCIA
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.

TOP NEWS

Association Dues – Thank you to those who have paid their dues. The Association will continue its collection process on all delinquent debt and may file liens on open balance accounts.

Splash Pads – The opening date is **Wednesday, May 24th**. I would like to remind you of a few guidelines.

- splashpad is unsupervised, use at your own risk**
- all children under 7 must have adult supervision**
- toddlers must wear proper swim diapers**
- please play in a courteous, safe, and family oriented manner**
- dispose of trash properly**
- glass containers are prohibited**
- smoking is also prohibited**
- absolutely no firearms allowed**

Valencia Amenities – All of Valencia’s amenities are first come first serve and not subject for reservation. Also, if you use the parks and playgrounds, please haul off all excess trash that doesn’t fit in the trash can.

SIMPLE REMINDERS

Trees: Please remember the importance of having alive trees on your lot. The Association will conduct another tree audit in the 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.

Modifications: Please remember to work with the HOA if you plan on installing a shed, pergola, pool, landscaping, or staining your fence, etc.

Reporting Violations : To report a violation, either visit valenciahoa.net and fill out a violation form or send an email to info@valenciahoa.net and provide address of concern and detailed information regarding the matter.

COVENANT REMINDERS

Valencia Covenants are binding agreements of guidelines and regulations that are observed by Valencia homeowners. The main purpose of the covenants are to protect and preserve your home property value.

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 Director of Community Operations at info@valenciahoa.net and provide the address of concern.

Parking – If a vehicle is illegally parked in street you may call OKC Action Center Parking Enforcement at 405-297-2535 or the non-emergency OKC Police Dispatch at 405-231-2121. The vehicle must be properly tagged and in good operating condition, must be parked with the flow of traffic, not parked such as to present a hazard to normal traffic flow, and not leaking oil onto the street. All other parking concerns, please e-mail info@valenciahoa.net.

Dog Barking – The Association may correspond with a resident if a dog is barking or not leashed, 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 guide you in the right direction.

**Article 5 Maintenance and Repair.
5.1 Maintenance of Units.**



Each Owner shall maintain such Owner’s Unit, including all landscaping and improvements comprising the Unit, in a manner consistent with Valencia Governing Documents, Valencia-Wide Standard and all applicable covenants, unless, such maintenance responsibility is otherwise assumed by or assigned to the Association or a Series pursuant to any Supplemental Declaration or other declaration of covenants applicable to such Unit.

2. Restrictions. The following activities are prohibited at Valencia unless expressly authorized by, and then subject to such conditions as may be imposed by, the Board:



2.1 Parking. Parking any vehicles on public or private streets or thoroughfares, or parking of commercial vehicles or equipment, mobile homes, recreational vehicles, golf carts, boats and other watercraft, trailers, stored vehicles, or inoperable vehicles in places other than enclosed garages; provided, construction, service and delivery vehicles shall be exempt from this provision for such period of time as is reasonably necessary to provide service or to make a delivery to a Unit or the Common Area;



2.3 Noxious, Offensive Activity. Any activity which emits foul or obnoxious odors outside the Unit or creates noise or other conditions which tend to disturb the peace or threaten the safety of the occupants of other Units or uses of the Common Area;

STREET LIGHT REPAIRS

To turn in a light repair request: you can either call OG&E at 405-272-9595 or e-mail at CUSTCAREDEPT@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.



ASSOCIATION
1320 NORTH PORTER AVE
NORMAN, OK 73071

WWW.VALENCIAHOA.NET

VALENCIA HOA | WELCOMES YOU

If you have recently moved into Valencia, we welcome you and I hope by now you are getting settled into your new home. This Association is committed to help protect and preserve the overall environment of the community. The responsibilities of the HOA are to collect HOA dues, pay HOA expenses, enforce HOA covenants, and to hire a landscaping company to mow and maintain the common areas in Valencia.

Communication is one of the most important tools in an HOA. I would like for you to contact me at anytime with questions, comments, or concerns.

THE WHAT, WHY, & WHO OF VALENCIA'S HOA

What: Valencia 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 Valencia.

The Association is also the primary entity responsible for enforcement of Valencia Governing Documents. The Association shall perform its functions in accordance with the

Valencia Governing Documents and the laws of the State of Oklahoma.

Who: The Director of Community Operations. 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 Valencia.

3. Enforce Community Covenants: a homeowner fills out an HOA violation form and sends it to the Director of Community Operations 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.

CONTACT

If you need any assistance or have any questions, please contact me.

Rob Green | **Director of Community Operations**
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GOVERNING DOCUMENTS

If you need a copy of the Governing Documents for Valencia, please visit valenciahoa.net and click on *Covenants*, then click on *Valencia Restrictive Covenants*.