

PURPOSE: The purpose of this letter is to provide you with community information and important reminders.

TOP NEWS:

Association Dues— Thank you to those who have paid their dues. Starting **August 1st**, the Association will begin its collection process on all delinquent debt and may file liens on open balance accounts.

Splash Pad— Now that the splash pad is open, 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**

IMPORTANT COVENANT REMINDERS:

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

Garbage Cans – The city requires that trash cans are to be off the curb by the next day. The **covenants** do require that cans be **screened** from view. If you do not have the room in your garage to store trash cans, please store the trash can at your back gate or in your back yard. This has worked in other communities.

Lawn Maintenance – Please maintain your lawn to comply with the community covenants. If you observe an un-kept lawn, you may contact the action center and/or the Director of Community Operations.

Parking – Please refrain from parking in the street if you can. If a vehicle is illegally parked in street by the guidelines below, you may call Okc Action Center Parking Enforcement.

- 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.

Dog Barking – The Association may correspond with a resident if a dog is barking, but the best thing to do is contact Oklahoma City Animal Welfare or the Okc Action Center. Animal Welfare contact information 405-297-3100 and The Action Center is 405-297-2535.

HOA Accountability – Any homeowner from the Valencia HOA is always welcome to schedule an appointment with me to discuss HOA matters. For example, to view any funds that are spent and allocated as well as enforcement upon Valencia Community Covenants.

STREET LIGHT REPAIRS:

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

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.

SIMPLE REMINDERS:

Trees: Please remember the importance of having alive trees on your lot. The Association will conduct another tree audit in late summer 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" post attached to the tree.

Debris: Thank you for your patience on the construction debris. The community builders are trying to manage their debris the best they can. But, we also need help from homeowners not over filling their recycle containers before trash pickup and preventing it from blowing out.

Pet Waste: Please, if you own a pet and they soil the common areas in Valencia, I really need your help picking up after your pet. That's the only option.

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;



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WWW.VALENCIAHOA.NET

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 a 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.

MR. GREEN'S CONTACT

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

Rob Green | **Director of Community Operations** | 405-520-1409 | rgreen@ideal-homes.com

GOVERNING DOCUMENTS:

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