
Oak Forest Homeowners Association, Inc.

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

Donna Ladnier
Mark Aldred

George Cannon (1959-2022)

John Cleverdon
Christina Jones
Renee Walvatne
Steve Struppa
Eric Ernst

June 15, 2024

Dear Oak Forest Resident:

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

We are excited to have completed phase one of the new playground equipment which was installed last February. Due to budget constraints, we were not able to do everything at once as we had hoped, however the best way to take advantage of the discounted pricing schedule was to have the sets installed first. Some of the remaining miscellaneous pieces will be replaced at a later date once funds are available. The cost for phase one was \$70,056.02. Phase two is estimated currently at \$18,250.73. It has been exciting to see so many enjoying the new equipment and environment at our parks. As soon as funds become available the board will begin work on the second phase.

Part of our game plan to create the needed funds for the second phase of our playgrounds and other projects is to take advantage of the opportunity to buydown the streetlights from Alabama Power that we have been renting since the late 1990s. Previously this was our only option. As you are aware in July of last year a vote was passed that annexed Oak Forest into the city of Mobile. As a result, an opportunity now exists for us to buydown our streetlights from Alabama Power at which point the City of Mobile has agreed to pay the costs to run the lights going forward. This would not eliminate our power bills, but it will reduce them by on average \$951.73 per month based on 2023's bills. Alabama Power will still be responsible for all maintenance of the lights and poles. The cost to buydown the light poles is \$28,385.07. This quote did not go up since mentioned at the last mailing. The \$28,385.07 cost divides out to \$132.02 per lot in Oak Forest. At this time the association cannot afford this cost on the heels of our playground efforts. At the 2024 Annual Meeting the membership voted unanimously in favor of a **\$135 Special Assessment** for the purpose of buying out the lights from Alabama Power. **Purchasing the lights will allow us to lower the dues in 2025.** This assessment is being billed in this mailing and is due on July 1, 2024. The same late fees will apply to the special assessment as are typical with late dues.

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 board has made efforts to get an updated schedule on this but has not been successful.

On March 26, 2020 we completed a two-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.

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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 \$40,197.99 as of the typing of this letter.

Enclosed you will also find the second semi-annual statement for 2024, with payment due by July 1, 2024. **Your HOA Dues currently are still \$137.50 semiannually (\$275 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 \$265 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 188 of the 215 properties have a balance of less than \$9 owed to the association. The remaining 27 properties have balances totaling \$44,080.00 with 13 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 9, 2025, at 7:00pm at Grace Tabernacle Baptist Church. All are encouraged to attend and bring any questions you may have. A full 2024 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 oakforesthoinc@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 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.

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 2024 meeting, Renee Walvatne, Steve Struppa, 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.