

# NEIGHBORHOOD NOTES

## DEERFIELD NORTHERN HILLS HOMEOWNERS ASSOCIATION

### SPRING STORM DAMAGES NEIGHBORHOOD

As everyone is aware, a weather event called a microburst brought strong winds and damaging hail across our neighborhood on June 14th, 2011. Our neighborhood has been very busy with the replacement of roof and other repairs from this storm. You should have recently received a letter from the HOA board providing some guidelines as you make repairs to your home. The board is planning to send out notices to those who still have some repairs not made to fences after August 15th, 2011. We totally understand that everyone is busy. If you have extenuating circumstances that prevent you from making timely repairs to your home and fence, please contact the HOA board as soon as possible. We want to work with everyone and provide assistance as needed.



Deerfield Entrance

The primary reason for the letter from the board is due to the many questions and complaints we were receiving about the storm damage. Many people are frustrated that fences are not being repaired as required by the restrictive covenants. Please work with your neighbors of your shared fences and help restore our neighborhood back to a condition which we can all appreciate.

The members of the HOA board are all volunteers. The primary duty is to ensure that everyone's home value is preserved by enforcing the restrictive covenants that make our neighborhood a pleasant and attractive place to live. A secondary function is to promote a sense of community among the neighbors. We welcome your input and ideas. The board utilizes the limited resources available from association dues to maintain the common areas and fulfill the functions required of the HOA board.

#### JUNE/JULY/AUGUST

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#### AUGUST 1, 2011

##### Special points of interest:

- \* Annual Meeting—Sept. 15th (2nd meeting: September 29th if no quorum at first meeting)
- \* Capital Improvements to be discussed at board meeting August 6th, 6:00 pm at Show Home.
- \* Help needed: We need volunteers to serve on the board and committees. Please think about helping do your part.

### HOA ANNUAL MEETING DATES

The bylaws of the HOA require the board to have a general meeting for all homeowners annually. We have announced the dates for the Annual meeting for September 15th and September 29th. The meeting will be held at the Northeast Baptist Church on Rock Creek

Road. We felt the weather has been too hot to hold the meeting outside as we normally have.

At the meeting we will discuss the general business of the HOA and elect new board members to fill vacant positions as well as fill positions which have terms that

are expiring. It is very important to attend the annual meeting to express your concerns and vote for those who will represent your interest on the HOA Board of Directors. Please look for an agenda in your mail soon. See you there in September.

# DEERFIELD NORTHERN HILLS HOMEOWNERS ASSOCIATION

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Summer time fun with hot dogs and the 4th of July. Hope you are having a good summer and staying cool!

## ASSOCIATION FINANCIAL HIGHLIGHTS

As of June 30, 2011, the Homeowners Association has a cash balance of \$30,289. For the six months ending June 30, we are reporting revenues over expenditures by \$11,331.

2011

Collections and other income: \$20,680

Expenditures: \$9,349

The primary expenses of the association are Lawn/Maintenance and Mowing. We also pay for Insurance and Management Fees.

The books of the Homeowners Association are always open for inspection by appointment with the management company, Neighborhood Services Corporation.

The budget for 2011 was passed by the board in January. The budget is available at [www.neighborhoodsplus.com](http://www.neighborhoodsplus.com). Make sure you look for the NORMAN Deerfield/Northern Hills neighborhood. There is also a Deerfield neighborhood located in Edmond managed by our Management Company.

The budget projects income of \$27,475 with expenditures of \$23,588. This will create a surplus that will be used to fund reserves for funding capital improvements to our water detention pond and maintenance and improvements to the Hazel McClure Pavilion area. Please contact the board via e-mail should you have any questions about the budget/finances of HOA. The HOA treasurer would be happy to answer your questions.

## POND SUBCOMMITTEE BEING PLANNED

The HOA Board of directors will consider forming a pond subcommittee at the next board meeting scheduled for August 6th. The meeting will be held at the Deerfield show home at 6:00 pm. As always, the HOA Board needs and welcomes your input.

The Pond Subcommittee will explore possible improvements to both the Pond in the new Deerfield section as well as the Detention/Retention facility along 12th street. The Board recently approved a contract with Ponds RX to treat the pond in the new Deerfield section. The goals of the treatment are to reduce the cattail growth and to get rid of the algae that makes the water look bad. The treatment began in June.

It will take time to see significant results of the treatments that are ongoing. Some results can

be seen already. The cattails are dying out and will be thinned as the treatment plan continues. The pond specialist says a system to add oxygen to the water would help in maintaining a healthy and stable pond. The subcommittee will explore options to implement recommendations of the pond specialist.

Additionally, the HOA Board hosted a presentation by OU Environmental Engineering students about possible ideas to improve the function and aesthetics of the Detention/Retention Facility on 12th street. As always, improvements take significant amounts of money to realize. The new subcommittee will continue to explore options working within the water quality guidelines of the City of Norman and pursue grant money or other funds to make improvements.