

September 2020 Update

The Board held the September 15, 2020 Monthly Board Meeting on Zoom. This communication is intended to keep Homeowners apprised of current HOA issues as they are identified while we work our way through this pandemic. Topics covered in this communication will be: Annual Members Meeting, Delinquent Account Collections, Delinquent Account Collections, Communications, Pool & Tennis Court Status, Key FOB Distribution and Release Form collection, Monthly Board Meetings, Deed Restriction Letters and ACC Requests.

Annual Members Meeting

The Annual Members Meeting will be held on Saturday October 17th at 2:00 pm. Because of COVID-19 we will be meeting outside where our Membership can practice social distancing. Wearing masks during this event is expected. We are not meeting on Zoom for the Annual Meeting because our Governing Documents require taking nominations from the floor. The terms for Directors Ken Clark, Kristin Rickets and Angelia Bentley are up and all three are running for re-election. No one else has responded to the call for candidates which closed out on September 18th. The Ballots will be mailed on Monday September 21st and a copy will be posted on oakwoodglen.net. Members can vote by mail, proxy or in person at the meeting.

We have 903 homes in Oakwood Glen. Quorum for the Annual Members Meeting is 10% (90) votes in person, by mail or by proxy. Should we not make quorum our Governing Documents reduce the quorum by 50% for each subsequent meeting. Historically we never make quorum on the first try. To save the cost of mail outs and the associated delays generated should we not make quorum, you will notice when you receive the meeting notice that we have scheduled three meetings for the same day. Should we not make quorum we will adjourn and reconvene at the next scheduled time. Last year, out of 903 potential votes, we had a total of 46. Should you not be able to attend we would appreciate it if you would mail in your ballot or give your proxy to someone who will be attending the meeting.

Delinquent Account Collections:

As of August 31st, our collections are at 95.4%. We are pleased to report that many of our Homeowners with delinquent accounts have taken advantage of the additional communications and have either paid in full or have entered into payment plans. Twelve Homeowners with delinquent Accounts have failed to respond in any way and will be sent to the attorneys next week. They have a very short period of time to contact our community manager Gina Keller at gina@sterlingasi.com to request a payment plan and avoid legal fees. Ignoring letters from the attorney can cause your legal costs to increase exponentially.

The Board has a fiduciary responsibility to use all legal means to collect funds owed to the Association. Current events do not relieve the Board of this responsibility nor do they relieve the Homeowner of his responsibility to pay the assessment. Additionally, the Board legally cannot waive any portion of the assessment or any hard charges. For reference, legal fees are hard charges. The Association pays these fees monthly as they are accrued and it is unreasonable to expect all the homeowners who pay their assessments on time to pay the legal fees for delinquent homeowners. The Board can, on a case by case basis, adjust the down payment on a payment plan and lengthen the payment period (within limits) to get the monthly payment to a more financially manageable level for the homeowner.

Communications

Because of the uncertainties generated in our current environment your Board is attempting to take advantage of every means possible to transmit information that may be relevant to our Membership. Official Association communications include posting on oakwoodglen.net, direct mail and e-blasts. Because of the costs associated with direct mail this form of communication is being used on a limited basis. If you have not signed up to receive e-blasts you might want to sign in to your account at Sterling and give us your email address. Don't forget to check the box that gives us permission to send you emails. If you have signed up to receive e-blasts and have not been receiving them you might want to check your spam folder.

For your information, there are no official Oakwood Glen Association social media sites. The Board is aware of Nextdoor and is also aware of three FaceBook groups that are all owned by individuals. There may be more groups that we are not aware of. The Board is attempting to take advantage of every known social media group as an additional means to pass on information to the Membership.

Pool

The pool will be open weekends only through the month of September and will close for the season after September 27th.

per GA-26 – Governor Abbott's update on June 3rd, pools may now open at 50% of their maximum occupancy. Currently, the capacity is listed as 30 people. We do not appear to have reached Maximum capacity since raising the capacity limit to 30 people in June.

COVID-19 pool rules remain in effect.

Tennis courts

Social distancing is inherent to the game of tennis. The tennis courts are now open. To access the tennis courts we will need a signed release form on file (see FOB's).

Key FOB distribution/activation and release form collection

Residents needing to turn in a COVID-19 waiver form to get their Key FOB activated, needing a replacement or second Key FOB or new residents can contact us at pool@oakwoodglen.net to schedule an appointment.

Key FOBs have been turned off to make sure we receive a copy of the release form. If your assessments are paid or you are on a payment plan all we need is the release to activate your FOB. If you are new to the subdivision, have lost your FOB or are wanting a second FOB we will also need the FOB application. There will be a \$25 charge for replacement or second FOBS. The release form and key FOB application can be found on oakwoodglen.net.

Club house

Indoor gatherings are still restricted to 10 individuals with social distancing. Because the Association has no control of what occurs at the club house when rented, all rentals are currently suspended.

Basketball court

Social distancing is not inherent to the game of basketball. We have removed the rims from the backboard for the time being.

Park Access

The Board has been following the recommendations of the State and Harris County to determine the status of Oakwood Glen parks. Both parks are now open. Residents choosing to use our parks should use common sense and practice social distancing. Unaccompanied children should not be in either park. The Association does not have the ability to consistently disinfect the playground equipment and other physical assets in the parks on a continuous basis. Please consider these assets to be closed in both parks. Residents need an active Key Fob to access the front park (see FOB's).

Monthly Board Meetings:

The Board has purchased the Zoom package. Monthly Board Meetings will be held on Zoom until we are given the "all clear" to hold physical meetings again and is looking at the logistics of continuing to use Zoom once we are able to resume physical meetings.

Deed Restriction Letters:

The deed restriction inspection and DR letter mail out has returned to normal operations.

ACC Requests:

Many of our Homeowner may find that they have extra time on there hands and decide to use that time for home improvements. Please remember to file an ACC Request for those projects before you start to make certain your project conforms with the Architectural Control Guidelines.

Mike Harris

President, Oakwood Glen Association