

VILLAGE NEWS!

Oakpoint II Townhouse Association Fall 2024



“Never jump in a pile of leaves with a wet sucker”
says Linus.

The Great Pumpkin Patch, Charlie Brown

Another summer season is in our rearview mirror and signs of fall colors are being seen in the beautiful hillsides surrounding Holiday Island. As the leaves begin to fall and many of our trees become bare, our viewshed of the water surrounding the Island will open up for many.

As some Property Owners would like to have trees removed for the purposes of a year-round view of the lake, please be reminded that the Board of Directors has the exclusive authority over the management of trees within Oakpoint II according to our Covenants (**Article XI, Section 9 Timber**). Trees are trimmed or removed on common property that present a public nuisance by reason of hazard to buildings or persons, traffic visibility, disease and health of surrounding trees. A Property Owner may submit a request for tree pruning or removal for reasons other than listed above to the Board as long as the request is 1) developed with the advice and documentation of a qualified Urban Forester or Arborist; 2) is very specific as to the items to be cut or pruned; and 3) it is understood that the cost of such work shall be the responsibility of the Property Owner, not the Association. Failure to follow these guidelines can result in a monetary fine up to \$1,000 (**Article XI, Section 27 Monetary Penalty**).

NEW ROOFS - Hopefully you have all had a chance to see our new roofs. There have been many positive comments from Property Owners. The shingles, having been selected as being particularly resistant to hail damage, are none the less susceptible to damage from excessive traffic during summer weather when the shingles are hot. For this reason, the Board has established a Policy that access to the roofs is strictly prohibited to Property Owners or Contractors unless prior written authorization has been received from the Property Manager. This is intended to protect the roofs by assuring that special protective measures are taken when accessing the roofs.

INSURANCE – It was pointed out at our Annual Membership Meeting in April of this past year that the Association had a significant increase (36%) in the annual insurance premium. The 2023 premium was \$26,254 and the 2024 was \$35,616, an increase of \$9,362. This increase in cost, along with the costs of current maintenance and improvements, continues to create a cash crunch for the Association. It necessitates a forward-looking approach to predict our future cash flow and the ability to meet the demands of annual insurance premiums and ongoing maintenance projects. The Board met with the specific purpose of forecasting this cash flow and of assessing the adequacy of current quarterly revenues from homeowner’s dues. They determined that cash flow from current dues will not be sufficient.

Looking ahead to this coming spring, it will have been 6 years since there has been any increase in our homeowner's dues. The Board has demonstrated, in no uncertain terms, its commitment to wring the value out of every dollar contributed by our homeowners. During these past 6 years however, costs in all sectors have increased dramatically.

According to our Covenants, (**Article IV, Section 5 Change in the Amount of Annual Assessments**) the annual assessment may be increased by the Board of Directors by up to 20%. The Board of Directors plans to meet and authorize an increase to become effective in the second quarter assessments of 2025.



TIPS FOR WINTERIZING YOUR UNIT



Winter is fast approaching, and frozen water pipes are always a possibility during severe cold snaps. **Repair for broken water lines inside the Unit is the Owner's responsibility.** HISID is responsible for the water line up to the water meter, while the Association is responsible for the water line running from the meter to your foundation.

All residents, whether full-time or part-time, need to be sure to unhook all outdoor water hoses. Also, be sure to close the vents under your Unit to keep the cold air out of the crawl spaces. There are several of these located around the stem wall of the foundation. This will help protect your pipes under your unit.

Our part-time residents might consider the following actions:

- * Leave cabinet doors open below kitchen and bathroom sinks.
- * If you will be gone for extended periods of time, it is always a good idea to turn your water off under your Unit if you have a working shut off valve. Most Units do. Next, go to your lowest faucet and open it until all water has drained. This may take several minutes. Be sure to close the faucet when done. However, be aware that water might still be in the supply line beyond your shut off valve.
- * Another way to help prevent frozen pipes in your extended absence is to call HISID and have them shut your water off. There is no charge for this service. However, there is a monthly dormancy charge of \$15.07 and a \$45 hookup fee to have it turned back on.
- * The phone number for HISID Water is 479-253-9700

Oakpoint II Board of Directors

Anita Augustine, President (*term expires April 2025*) Bob Dimski, Vice President (*term expires 2026*)

Mary Ruby, (*term expires April 2025*) Mike Chitwood, (*term expires April 2026*)

Bill Ruby, (*term expires April 2027*) *Roger Miner, Treasurer/Property Manager *Debbie Miner, Secretary

*Non-voting Member of Board