

Trail Woods

HOME OWNERS ASSOCIATION



TOP NEWS

HOA Management — You now have a new contact for your HOA. You may contact Angela Garcia with Colutions at info@trailwoodshoa.com or 405.421.5983.

Association Dues — Thank you to those who have paid their dues. The Association will continue its collection process on all delinquent debt and may file liens on open balance accounts.

Splash Pad — The opening date is **Friday, May 25th**. I would like to point out 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
- water shoes are recommended
- glass containers are prohibited
- smoking is also prohibited
- absolutely no firearms allowed

IMPORTANT COVENANT REMINDERS

Trailwoods Covenants are binding agreements of guidelines and regulations that are observed by Trailwoods homeowners.

Lawn Maintenance — Please maintain your lawn to comply with the community covenants. If you observe an un-kept lawn, you may check with the homeowner to see if everything is okay and e-mail the Director of Community Operations at info@trailwoodshoa.com and provide the address of concern.

Parking — Please refrain from parking in the street if you can. If a vehicle is illegally parked in the street by the guidelines below, you may call Norman 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. All other concerns can be e-mail to info@trailwoodshoa.com.

Dog Barking — The Association may correspond with a resident regarding pet concerns,, but the best thing to do is contact Animal Welfare 405-366-5396 for stray animals or the Norman PD 405-321-1600 for barking dogs.

PURPOSE

The purpose of this letter is to provide you with community information and important reminders. Please retain this letter in your files and reference it when you may have questions regarding HOA matters.

SIMPLE REMINDERS

Modifications: Please remember to work with the HOA if you plan on installing a shed, pergola, pool, landscaping, or staining your fence.

Trees: Please remember the importance of having alive trees on your lot. The Association will conduct another tree audit in late summer or early fall to observe dead or missing trees on lots. Interior lots need two living trees and corner lots need three living trees in front yard.

Also, once your tree has reached the 12 months mark or so, it's important to remove the "t" posts attached to the tree.

Street Lights: To turn in a light repair request: you can either call OG&E at 405-272-9595 or e-mail at CUSTCARE-DEPT@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 purposes.

Pet Waste and Leashed: Kindly respect our environment and clean up after your pet. It's a social and lawful responsibility. Also, please keep your pets on a leash.

Section 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 Trailwoods Governing Documents, Trailwoods-Wide Standard and all applicable covenants, unless, such maintenance responsibility is otherwise assumed by or assigned to the Association pursuant to any Supplemental Declaration or other declaration of covenants applicable to such Unit.

2. Restrictions. The following activities are prohibited at Trailwoods 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;

2.3 Noxious, Offensive Activity. Any activity which emits foul or obnoxious odors outside the Unit or creates noise or other conditions which tend to disturb the peace or threaten the safety of the occupants of other Units or uses of the Common Area;



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TRAILWOODS | WELCOMES YOU

If you have recently moved into Trailwoods, we welcome you and I hope by now you are getting settled into your new home. This Association is committed to help protect and preserve the overall environment of the community. The responsibilities of the HOA are to collect HOA dues, pay HOA expenses, enforce HOA covenants, and to hire a landscaping company to mow and maintain the common areas in Trailwoods.

Communication is one of the most important tools in an HOA, I would like for you to contact me at anytime with questions, comments, or concerns.

THE WHAT, WHY, & WHO OF TRAILWOODS HOA

What: Trailwoods 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 the entity responsible for management, maintenance, operation and control of the common area “open spaces” in Trailwoods.

The Association is also the primary entity responsible for enforcement of Trailwoods Governing Documents. The Association shall perform its functions in accordance with

the Trailwoods Documents and the laws of the State of Oklahoma.

Who: The HOA Manager. 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 Trailwoods.
3. Enforce Community Covenants: a homeowner fills out an HOA violation form and

sends it to the HOA Manager 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.

CONTACT

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

Angela Garcia | HOA Manager
| 405.421.5983 |
info@trailwoodshoa.com.

GOVERNING DOCUMENTS

If you need a copy of the Governing Documents for Trailwoods, please visit trailwoodshoa.com. Or if you have any questions regarding the Governing Documents, please e-mail me at the above e-mail address.