

## Oak Bluff Homeowners Association

[www.oakbluffhoa.org](http://www.oakbluffhoa.org)

April 14, 2025

Dear Oak Bluff Neighbors,

As we wrap up the first quarter of the year, I want to take a moment to thank each of you for being part of what makes our neighborhood such a special place to call home.

We appreciate all of you who have already submitted your HOA dues—thank you! If you haven't yet had the chance, please make arrangements to submit your payment soon. The next payment window is open through **June 30th**, with a due date of **July 1st**. To date, we've collected \$11,565.00 in 2025 dues, with \$6,915.00 still outstanding. After further review of legislature, dues must be paid per lot—lots cannot be combined into a single payment under state law; each lot is required to pay 100%. Given the previous President's suggestion to allow multiple lot residents to combine into one HOA due, we will honor it this year for 2025, however moving forward the board will enforce the dues per lot regardless of how the lots are combined.

We've also taken steps to manage our funds more effectively. A portion of community funds has been placed into a money market savings account, currently earning 4% interest per month. Since January, we've earned over \$101 in interest.

In terms of governance, board members Zoe and Tina recently met with our HOA attorney to review our covenants and bylaws. Based on the attorney's recommendations, several updates will be proposed at our May board meeting, and community voting will be required on these matters. These will be open to discussion at the meeting, with voting taking place at a meeting in July to ensure all residents have time to thoroughly review the proposed changes. With Paul Day's resignation, the board now consists of three members, in line with legal recommendations for our HOA size.

Ron has taken the spearhead on improving the Oak Bluff signs at the entrance and will be repainting them soon and installing new indoor/outdoor, shatterproof, rustproof bulletin boards to display community information and announcements.

Please plan to attend the upcoming May meeting, where we will discuss these bylaw changes, financial updates, and upcoming projects.

Here are a few additional updates we'll cover at the meeting:

- We've changed pond maintenance providers and are now working with Lake Doctors.
- To protect the pond's electrical system, we plan to install a weatherproof traffic control box – this will increase the longevity of the system, saving the neighborhood money.
- We've discontinued the solar-powered pond pump project, as the required solar panel system would have cost approximately \$60,000.
- The board is gathering estimates from fencing companies to replace all stockade fencing around the property. The current projected cost is about \$56,000, which includes removal of old fencing, materials, and installation. As a reminder, state law requires that all HOA funds benefit the entire community.

Transparency remains a priority. You can find detailed financial information, credit card transactions, and updates on our savings account on our website at [www.oakbluffhoa.org](http://www.oakbluffhoa.org). Please visit regularly to stay informed.

Lastly, we're working to improve our emergency communication efforts. If you haven't already, please provide your email address and phone number so we can contact you quickly if needed.

Thank you again for your continued support and involvement in our community. We look forward to seeing you in May and continuing to make Oak Bluff a great place to live.

Warm regards,

A handwritten signature in black ink, appearing to read "Zoe Messinger". The signature is fluid and cursive, with the first name "Zoe" being more prominent.

President, Oak Bluff HOA