

COTTONWOOD RIDGE HOMEOWNERS ASSOCIATION
PO Box 1655 Norman, OK 73070 Office
405-329-8352 Cottonwoodhoa1@att.net

October 10, 2013

Dear Owner,

The Cottonwood Ridge Condo complex has been gradually declining over the last few years. Owners have lost good tenants because of the declining conditions and criminal activities within the complex. Most of the criminal activities are because of easy access to the complex and a few current residents living within the complex.

On August 27, 2013 at 7:00pm at a special session, your Board of Directors voted to borrow 150,000 dollars for immediate infrastructure improvements to be paid back over the next three years by special assessment. These improvements have already begun and you may have noticed some of the improvements made for the complex residents' safety and enjoyment. The following list of improvements made or will be made in the near future.

Residents Safety & Reducing Criminal Activity

- Repaired and replaced pavilion park lighting
- Replaced tennis court lighting and improved lighting in surrounding complex areas
- Installed a 6 foot rod iron fence surrounding the complex closing off the 12th street entrance to only emergency vehicles
- Repairing or replacing most of the complex sidewalks that were a trip hazard
- Installing IR cameras to monitor complex

Infrastructure Improvements

- Repaired the tennis court
- Installed a volley ball court in south pavilion area
- Installed tetherball in South pavilion area
- Installed new basketball court backboard Northeast pavilion area
- Installed gate for playground access for resident children Northeast pavilion area
- Installed horse shoe pit at South pavilion area
- Repairing roof on building 5
- Repair, reseal and restriping parking lot
- Resurfacing pool decking before next pool season
- Repair and replace pavilions and grills
- Build fences around dumpsters

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Your board has been aggressive is collecting past due association dues, fines and special assessments. I'm attaching the revised Home Owners Association collection policy and the 2013 Special Assessment notice that will be due by April 10, 2014.

There is absolutely no reason Cottonwood Ridge Condos shouldn't be the most desirable place for your tenants to live in east Norman. It is close to OU, several restaurants, a bank, two strip malls, medical, pharmacy, a grocery store all within walking distance and a bus stop to go to other places within Norman. Come get involved with the HOA by attending our monthly meeting (every 2nd Tuesday of each month at 7:00pm) the Cottonwood Ridge Clubhouse. As owners let's work together by paying our share to attract better tenants, collect more rent while protecting our investment by providing an attractive and safer place for all Cottonwood Ridge Condos residents.

Sincerely,

Gary Hopkins
HOA President