

COTTONWOOD RIDGE HOMEOWNERS ASSOCIATION
PO Box 1655 Norman, OK 73070 **Office 405-329-8352**

September 10,, 2013

Dear Property Owner

My commitment as president of the Cottonwood Ridge Condo Home Owner Association (HOA) is to protect each owner's investment and provide for the safety and enjoyment of all residents living in the Cottonwood Ridge Condo complex.

We currently have some unacceptable resident behavior issues, failing to follow the HOA Rules & Regulations and criminal activities within this complex. Your board of directors is committed to putting an end to this type of behavior. Some owners have lost good tenants and other owners are wishing to sell their unit because of this behavior. I am asking for your support in resolving these issues. Property owners who have tenant's or adult residents with habitual unacceptable behavior or are shown to be engaged in criminal activities will be contacted by myself or a board representative and an appropriate fine shall be assessed should the issue not be quickly resolved by the owner.

What the board is currently doing for the safety of all complex residences:

- Implemented a neighborhood watch program
- Implementing Norman police crime prevention program recommendations
- Increased police patrols throughout the complex
- Enforcing the complex Rules and Regulations with warnings and fines when necessary
- Monitoring police reports and notifying owners of their tenant's unacceptable behavior

This complex is no longer going to be profitable for a property owner who rents to a tenant or allows residents to live within their units who constantly have the police called on them or does not follow the complex Rules and Regulations or is shown to be engaged in criminal activity.

Should you have any suggestions, complaints, or suspicions or want to schedule a meeting with me you may notify the office or by calling 329-8352.

This year, your board has put in a lot of effort in keeping up with the common area maintenance issues and updating the complex infrastructure.

What we have accomplished so far:

- Replaced two boilers to correct hot water issues to some buildings
- Replaced the decalcifier unit
- Replaced approximately 1,000 ft of sidewalks
- Repaired some driveways and drains
- Replaced basketball court backboard
- Put in a gate for play ground access for our complex children
- Instituted a policy of aggressive pursuit and collection of past due association dues and fines
- Updated Cottonwood Ridge Condo website

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Goals for 2013-2014:

- Replace and Improve lighting within the complex
- Install a 6 foot wrought iron fence around complex closing off the 12th street access; install locking gates for resident bicycle and pedestrian complex access
- Install Infra-Red cameras to monitor the complex
- Resurface building roofs as needed
- Repair complex parking lots, reseal asphalt and repaint lines
- Repair or replace most sidewalks
- Replace and repair pergolas
- Repair sewer drains
- Repair or replace concrete around pools
- Repaint , tile and replace carpet in residence common areas where needed
- Add a volleyball court
- Add horseshoe pits around complex
- Install tetherball poles around the complex

The above projects will help to protect the owner investment, attract a better tenant, increase rent and improve complex safety by being a more attractive and enjoyable place for residents to live. It will be necessary to do a special assessment this year and increase the HOA dues next year to accomplish these goals.

Our complex Neighborhood Watch is assisting the Norman police in patrolling the complex neighborhood. They have reported suspicious behaviors and the police have issued citations and made arrests. They have also thwarted potential car vandalism. The HOA is aggressively enforcing the HOA Rules & Regulations and will be issuing warnings and assessing fines for violations.

The social committee is planning to have more activities for complex residents. The next event will be participation in "Norman Night Out" to be held on October 1, 2013 at 6:00 pm in the main pavilion area of the complex.

Attached is the Resident Registration policy and registration form the HOA board has approved. The HOA is requiring registration of all adults, 18 and over, living in your unit, their motorized vehicles and pets. We will be setting up designated parking areas within this complex for complex resident's guests. Also attached is the Norman Oklahoma Police Crime Free Addendum for your lease. The police encourage all owners to attach this document to their lease. We appreciate your getting this paperwork completed and providing the documents requested.



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Gary Hopkins
HOA President

Attachments: Registration Policy and Registration
Common Area Policy
Norman Oklahoma Crime Free Addendum