

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

September 10, 2013

Dear Resident of Cottonwood Ridge

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

We currently have some unacceptable resident behavior issues and criminal activities within this complex. Your Board of Directors is committed to putting an end to this type of behavior. Residents with a habitual unacceptable behavior or are perceived to be engaged in criminal activities the unit owner and or building owners will be contacted by myself or a board representative and fined should such behavioral issue not be quickly be resolved. The board is currently working on the safety of all complex residents. We are doing the following:

- Implemented a neighborhood watch program
- Increasing police patrols throughout the complex
- Implementing Norman police crime prevention program recommendations
- We will be Registering all adult residents living within this complex, registering vehicles and pets
- Enforcing the complex Rules and Regulations with warnings and assessing fines to the owner should it be necessary
- Monitoring police reports and notifying owners of their tenant's unacceptable behavior

This complex is no longer going to be profitable for any property owner who rents to a tenant or allows a resident who is constantly having the police called, are violating complex Rules & Regulations or have had a criminal background and is perceived to be engaged in criminal activity.

Any resident can participate in our neighborhood watch program by notifying Shoaleh (office hours 10am -3pm M-F) or by calling 329-8352 to leave a message or notify the Neighborhood Watch of any suspicious behavior or activities. Our complex Neighborhood Watch is available to assist with residents behavior complaints, Rule s & Regulations violations. They are out helping the police by patrolling the complex neighborhood.

Our social committee is planning more activities for complex residents to participate in. Our next event will be Norman Neighborhood Out on October 1, 2013. We will be having food, drinks and prizes. So come get acquainted with other residents and get involved to make your Cottonwood Ridge Condos neighborhood a better place to live.

I've attached the **HOA Resident Registration Policy and on the back side is a registration form that is now required by the HOA.** When your registration form has been completed bring it to the office with all of the documentation requested. You will be

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provided with the up to date Association Policies, Rules & Regulations, a new laundry room and pool key. **Your failure to follow through with this request will result in a 250 dollars fine to be assessed to your owner and may result in motorized vehicle being towed at the owner expense.** We will be setting up designated parking areas within this complex available for complex resident's guests.

In the next couple of week we will begin constructing a 6 foot rod iron fence around the complex closing of the 12th street entrance, Improve complex lighting and install a IR camera to monitor the complex. Stay tuned as more is going to be done to improve the complex.

Should you want to schedule a meeting with me to discuss your concerns or have any questions, you may notify Shoaleh at the office by calling 329-8352 to schedule a meeting with me.

On behalf of the Board of Directors we are working to make Cottonwood Ridge a safe and enjoyable place to live. You are welcome to attend our board meetings held on the 2nd Tuesday each month at 7:00pm of and give us your input.



Gary Hopkins
HOA President

Attachments: Registration Policy and Registration Form
Norman Neighborhood Out Social