

Glenhurst

Annual HOA Meeting

February 26th, 2019

Agenda

- Opening Remarks
- Board Members
- Committee Members
- Treasury Report + Vote
- Urbanite Ash Trees
- Capital Improvements + Vote
- Committee Reports
- Glenhurst Community
- Board Information & Elections + Vote
- Questions & Answers
- Closing Remarks

Opening Remarks

Opening Remarks

- 2018 was another busy year for our Glenhurst Board of Directors, Committee Chairpersons and their Committee members.
- **MAJOR ACHIEVEMENTS**
 - Sidewalk Project along Glenhurst Blvd between 120th and 122nd Terr completed for \$15,039, budget was \$16,000 - \$20,000.
 - Two benches were added at the Pavilion paved offsets for \$1,186.36, budget was \$1,800.
 - Fencing at 118th/MacArthur completed for \$7,022.82, budget was \$8,000.
 - Annual Picnic in June attended by over 110 residents.
 - Additional Christmas lighting added at the entrances with plans to add more in 2019.
 - December Holiday Season Party attended by 44 of 52 who committed to come.
- Continued development in Section 7 of Glenhurst.

Board Members

Board Members

- President Bruce McAfee
- Vice President Lonnie Eggleston
- Treasurer Melinda Paine
- Secretary Tiffany Motley
- At Large Ronnie Lawson

Committee Chairs

Committee Chairs

- Architectural Carter Foree
- Capital Improvements Herb Forrester
- Covenants Sandra Wavers
- Landscaping Malinda Eggleston
- Neighborhood Watch Steve Smith
- Social Vacant
- Web Page / Social Media Judy Smith
- Welcoming Mickie Schicht

Treasury Report

Increase of Funds vs Expense

		2018 BUDGET		2018 ACTUAL		OVER / (UNDER)
INCREASE OF FUNDS						
	40000 - Annual Dues	98,400		100,545		2,145
	40010 - Interest Income	70		127		57
TOTAL INCREASE OF FUNDS		98,470		100,672		2,202
EXPENSES						
GROUNDNS						
	2004 - Landscaping	14,000		17,047		3,047
	2008 - Irrigation and Sprinkler	4,000		1,656		(2,344)
	2009 - Entry Flowers and Shrubs	10,000		7,950		(2,050)
	2015 - Pond	0		255		255
	2019 - Common Area Trees	2,500		3,075		575
	2020 - Weed Control/Fertilizer	3,500		3,520		20
	TOTAL GROUNDNS	34,000	35%	33,503	33%	(497)
UTILITIES						
	2002 - Water	9,785		6,340		(3,445)
	2003 - Electricity	3,500		2,913		(587)
	TOTAL UTILITIES	13,285	13%	9,253	9%	(4,032)

Increase of Funds vs Expense

		2018 BUDGET		2018 ACTUAL		OVER / (UNDER)
MISCELLANEOUS						
	2000 - Bank Service Charge	200		151		(49)
	2001 - Postage and Delivery	900		548		(352)
	2005 - Legal Fees	600		(1367)		(1,967)
	2006 - Web Page Maintenance*	200		205		5
	2007 - Welcome Committee	300		432		132
	2010 - Miscellaneous	0		639		639
	2011 - Neighborhood Events	2,500		1,906		(594)
	2012 - Insurance Expense	4,000		4,289		289
	2013 - Repairs and Maintenance	700		1,772		1,072
	2016 - Storage Unit*	1,185		1,186		1
	2021 - Property Mgmt Fees	5,100		5,525		425
	2022 - Christmas Lights	2,500		1,950		(550)
	2024 - Covenant Committee	40		0		(40)
	2025 - Printing and Reproduction	1,000		42		(958)
	2026 - Taxes	600		124		(476)
	TOTAL MISCELLANEOUS	19,825	20%	17,403	17%	(2,422)
	*Paid on two year contracts					
TOTAL EXPENSES		67,110		60,159		(6,951)
NET INCREASE OF FUNDS		31,360	32%	40,513	40%	9,153

Balance Sheet

12

ASSETS As of December 31, 2018				
CURRENT ASSETS				
		Checking/Reserve (Savings)		
		Bank of Oklahoma Checking	34,176.21	
		Bank of Oklahoma Reserve	122,566.55	
		TOTAL CHECKING/RESERVE	156,742.76	
		ACCOUNTS RECEIVABLE	(368.22)	
		UNDEPOSITED FUNDS	(35,786.50)	
		TOTAL CURRENT ASSETS	120,588.04	
OTHER ASSETS				
		Pavilion Project	83,145.24	
		Sidewalk Project	15,039.00	
		Fence 118/MacArthur	7,022.82	
		TOTAL OTHER ASSETS	105,207.06	
		TOTAL ASSETS	225,795.10	

Balance Sheet

13

LIABILITY & EQUITY				
	LIABILITIES			-
	EQUITY			
		Retained Earnings		185,282.53
		Net Increase in Funds		40,512.57
	TOTAL EQUITY			225,795.10
TOTAL LIABILITIES & EQUITY				225,795.10

Proposed Budget

		2018 BUDGET		2,018 ACTUAL	2,019 BUDGET		BUDGET INC/(DEC)
INCREASE OF FUNDS							
	Estimated # of Homeowners	410			434		
	40000 - Annual Dues	98,400		100,545	104,160		5,760
	40010 - Interest Income	70		127	120		50
	40020 - Recoop of Legal Fees	0					0
TOTAL INCREASE OF FUNDS		98,470		100,672	104,280		5,810
EXPENSES							
GROUNDS							
	2004 - Landscaping	14,000		17,047	20,000		6,000
	2008 - Irrigation and Sprinkler	4,000		1,656	7,500		3,500
	2009 - Entry Flowers and Shrubs	10,000		7,950	9,000		(1,000)
	2015 - Pond	0		255	500		500
	2019 - Common Area Trees	2,500		3,075	3,500		1,000
	2020 - Weed Control/Fertilizer	3,500		3,520	4,000		500
	TOTAL GROUNDS	34,000	35%	33,503	44,500	43%	10,500
UTILITIES							
	2002 - Water	9,785		6,340	7,500		(2,285)
	2003 - Electricity	3,500		2,913	3,500		0
	TOTAL UTILITIES	13,285	13%	9,253	11,000	11%	(2,285)

		2018		2,018	2019		BUDGET
		BUDGET		ACTUAL	BUDGET		INC/(DEC)
MISCELLANEOUS							
	2000 - Bank Service Charge	200		151	175		(25)
	2001 - Postage and Delivery	900		548	900		0
	2005 - Legal Fees	600		(1,367)	1,000		400
	2006 - Web Page Maintenance*	200		205	100		(100)
	2007 - Welcome Committee	300		432	800		500
	2010 - Miscellaneous	0		639	650		650
	2011 - Neighborhood Events	2,500		1,906	2,500		0
	2012 - Insurance Expense	4,000		4,289	4,600		600
	2013 - Repairs and Maintenance	700		1,772	2,000		1,300
	2016 - Storage Unit*	1,185		1,186	0		(1,185)
	2021 - Property Mgmt Fees	5,100		5,525	5,100		0
	2022 - Christmas Lights	2,500		1,950	2,500		0
	2024 - Covenant Committee	40		0	100		60
	2025 - Printing and Reproduction	1,000		42	500		(500)
	2026 - Taxes	600		124	150		(450)
	TOTAL MISCELLANEOUS	19,825	20%	17,403	21,075	20%	1,250
	*Paid on two year contracts						
TOTAL EXPENSES		67,110		60,159	76,575		9,465
NET INCREASE OF FUNDS		31,360	32%	40,513	27,705	27%	(3,655)
APPLICATION OF RESERVE FUNDS *		31,000		23,248	80,000		
*CAPITAL FUNDS: 1. Contingency to replace up to 48 Urbanite Ash trees - \$54,000							
2. Anticipated Capital Improvements Projects at Pond Area- \$26,000							

Vote On Proposed Budget

Urbanite Ash Trees

Urbanite Ash Trees

- Urbanite Ash trees (48) are infected with the Urban Ash Emerald Beetle.
- The trees were treated systemically in September and treatment will be repeated this spring.
- Evaluation of effectiveness of treatment will be made in summer.
- If treatment is unsuccessful, the trees will be systematically replaced with another variety.
- Contingency Budget Estimate: \$54,000

Emerald Ash Borer

Emerald ash borer, *Agrilus planipennis*, is a non-native metallic woodboring beetle accidentally introduced to the U.S. from Asia. This invasive species attacks only ash trees, *Fraxinus* spp., and is responsible for the destruction of tens of millions of native North American ash trees. The beetle has been spreading rapidly due to movement of firewood and other infested materials. Emerald ash borer has been discovered as close as south central Missouri and is expected to invade Oklahoma. A key to effective management is early detection, which is enhanced via correct identification of signs of the insect and its damage symptoms.

Debbie Miller, USDA Forest Service,
Bugwood.org



BEETLE IDENTIFICATION

Emerald ash borer adults are roughly 3/8- to 5/8-inch long with shiny, metallic green wing covers and a coppery red or purple abdomen. Larvae measure roughly 1 inch long, have flattened, bell-shaped body segments, and are creamy white and legless.

David Cappaert, Michigan State
University, Bugwood.org



<http://www.forestry.ok.gov/Websites/forestry/images/EAB/L-443%20Emerald%20Ash%20Borer.pdf>, Eric Rebek, Extension Entomologist

Capital Improvements

Capital Improvements



GLENHURST NEIGHBORHOOD
IMPROVEMENTS
oklahoma city, oklahoma



2015_0114 REV. 1



Capital Improvements

- For 2019 the Board is taking a conservative approach pending the possible cost of the “Urban Ash Problem”. However, we propose the following projects for 2019:
- Construction of gently graduated steps to walk from the Pavilion area to the portion of the dam directly south of the pavilion.
 - The steps will be constructed using stone (matching the pavilion) and decomposed granite. Includes a walkway from the end of the existing sidewalk to the steps and a 10 foot in diameter landing pad at the top of the steps.
 - Estimated cost = \$6,000 - \$8,000

Capital Improvements



Potential design of steps proposed for the Glenhurst Pavilion Area.

Capital Improvements

- A walking trail along the elevated portion of the dam, 260 feet from the approximate location of the house to the east of the picnic area to the house to the west of the picnic area.
- This proposal would include three large boulders for seating to be placed on the “downslope” between the top of the dam and the pond and possibly a bench to be located on the dam.
- Estimated cost = \$8,000 - \$9,000

Capital Improvements

- A retaining/retention wall on the northwest portion of the pond to mitigate existing erosion.
 - Soil in this area is mostly “STONE”. Cannot get grass to grow, rainwater runs into the pond contributing to the “murkiness”.
 - Solution would include contouring the slope using retention walls comprised of stone and boulders that would be compatible with the projects noted above.
 - This project would not begin until the last residence is built that back up to the pond.
 - Estimated cost = \$12,000

Capital Improvements

Vote On Capital Improvements

Steps: \$6,000 - \$8,000

Trail: \$8,000 - \$9,000

Wall: \$12,000

Committee Reports

Covenants

- Members: Sandra Wavers and Ken Matthews
- Sent 71 letters during 2018
- Overall the letters are effective and result in the correction of the noted issue(s). However, the occasional "habitual offender" received more than 1 letter. In a few cases two to four letters were sent, ending in positive resolution.
- Habitual offenders - 10
 - Yard maintenance: (4) 3 resolved, 1 remains
 - Trash cans : (1) resolved
 - Self advertising signs in the yard: (1) resolved
 - Continuous leaving cars in driveway overnight that exceed the number of spaces in the garage: (1) resolved
 - Dead trees and /or shrubs: (3) two resolved, 1 remains

“Outside The Lines”

- PET DEPOSITS - If your pet makes a deposit in a neighbor's yard or on HOA Common areas, PLEASE PICK IT UP! It's a city ordinance!
- TREES - For those of us who have trees in our yards near the sidewalks; please trim them high enough that they can be comfortably walked under without having to crouch or exit to the street.
- SIDEWALKS - The sidewalks in front of our homes belong to the homeowner and are their responsibility to maintain. We have had several instances where residents have fallen, some requiring medical attention, over uneven sidewalks. This can lead to potential liability issues for the homeowner.
- SIDEWALKS - The public sidewalk shall not be obstructed. Please keep your cars off of the sidewalk. This is also a city ordinance.
- MEET YOUR NEIGHBORS - Practice being considerate and tolerant. It's the “neighborly” thing to do!!

Landscape

LANDSCAPE EXPENSE:

(Common Ground Maintenance / Weed Control & Fertilization)

- Maintenance duties divided:
New contract with Taylor Lawn Mgmt for 2019 (mowing/edging)
Don's Pest & Weed Control (weed control and fertilization)
- Nature's Way Landscaping provides entrance flowers spring and fall.
- Monthly weeding of beds and major tree trimming will be done by Ruben Garcia.

Landscape (Continued)

- Several irrigation repairs will need to be addressed in 2019 to include replacement of sprinkler box at the pond, main water shut off valve at 122nd, additional rework at 118th (north side) and head to head sprinkler check on entire system.
- We are in desperate need for a volunteer to help monitor the 118th control box next year. Jim will train on operation and monitoring and still be a general backup for that box. Please consider this request as maintenance of 7 acres of common ground is a massive commitment for one person.
- Continue Yard of the Month (June - August)
 - \$50 Gift Certificates

Neighborhood Watch

- Crime
 - There were 11 reports of crime in 2017
 - There were 10 reports of crime in 2018
 - Theft (5 incidents)
 - Vandalism (1 incident)
 - Assault (1 incident)
 - Fraud (1 incidents)
 - Lost Property (1 incident)
 - Phone Calls (1 incident)
 - Please inform Glenhurst Neighborhood Watch of criminal or suspicious activity - we want to notify everyone to be alert

Neighborhood Watch (Continued)

- Ways to Help Thwart Crime
 - Report Failing Street Lights
 - Turn on Lights
 - Install Security Systems
 - Install Security Cameras
 - Pick up Newspapers
 - Close Garage Doors
 - Don't leave cars running or unlocked while unattended
 - Don't leave valuables in vehicles parked outside
- Resumed Patrol in Glenhurst Villas

Neighborhood Watch (Continued)

- Seeking new members for patrol
 - Two hours of training at Hefner Police Station
 - Feb 25th
 - Jun 11th
 - Oct 3rd
 - Two person team
 - Two hour shift each month patrolling the community
 - Non-confrontational - report and contact police if necessary
 - Please see Steve Smith after the meeting or contact via e-mail

Social

2019 Social Calendar

- Dinner Groups
 - Groups go to dinner on the 2nd Thursday, January through December.
 - Groups are randomly selected for 4 months. In the fifth month, you will be a part of another group for 4 months, etc. This is a great way to have fun, eat at different restaurants, and get to know your neighbors.
 - If you are interested in becoming a part of the dinner groups contact Judy Smith at judithsmith@cox.net

Social (Continued)

- Ladies Lunch Group
 - Ladies of the Glenhurst neighborhood go to a different restaurant on the 2nd and 4th Wednesdays of each month, January through October. We meet at the restaurant at 12:30 p.m.
 - In November we only go on the 2nd Wednesday and in December we have a party on the 2nd Wednesday.
 - If you are not currently included in the email list, contact Diana Forrest at mtfdlf@cox.net
- Men's Coffee Meeting
 - The men of the neighborhood meet Monday through Friday at 8:00 a.m. at WHATABURGER on MacArthur by Memorial.

Social (Continued)

- Garage Sale
 - We have a neighborhood garage sale on the 1st Friday and Saturday of May. Each home has their own sale and is responsible for their own permit. We do put bright yellow signs at all three Glenhurst major entrances advertising the garage sale.
- Community Book Club
 - The 3rd Monday of every month the book club meets at 7:00 p.m. at Betty McAfee's home. For more info please contact Judy Smith at judithsmith@cox.net

Social (Continued)

- Neighborhood Bunco
 - On the 1st Thursday of the month at 6:30 p.m. is Neighborhood Bunco. If you are interested contact Jane Blincow at blincowjk@gmail.com
- *****Social Committee Chairperson needed*****
 - Spring Picnic
 - Fall Picnic
 - Christmas/Holiday Season Party

Web Page / Social Media

- <http://www.glenhurstokc.com>
- Hits from ALL over the world
- Our yearly web visits is 6,660
- Bulletin Board - 1,817 year
- Logging In - 1,341 year
- Covenants - 444 year
- Glenhurst has a Facebook Page - Glenhurst HOA
- Glenhurst is part of Nextdoor - Blog for Neighborhoods

On-Line Directory

- Glenhurst Web page has on-line directory
- Secure (behind Glenhurst Login)
- Only individuals who are Glenhurst members provided access
- No intent to publish hard copy directory this year
- Gives patrol and others ability to call with information
- “Opt Out” available
- Kept up-to-date with information from house closings, etc.
- Please verify accuracy of your information

Welcoming

• Glenhurst	
• 116 th St	5
• 117 th St	1
• 117 th Terr	2
• 118 th Cir	2
• 119 th Terr	1
• 120 th St	4
• 121 st St	1
• 122 nd Terr	3
• Bellhurst Ave	1
• Glenhurst Blvd	2
• Sawgrass Rd	2
Total	24

Note: If there are any new residents that have not received a visit from the Welcoming Committee, please see Bruce or Mickie after the meeting.

Glenhurst Community

Your Glenhurst Community

- The Glenhurst Subdivision of OKC has 7 developed sections spanning about 140 acres.
- As of December 31st, there are 455 potential homeowner lots in Glenhurst. The Villas gated area has 65 homes with no vacant lots for sale. The non-gated area has 390 lots. Of these 390, there are 28 without a home/individual property owner.
- We currently have 427 dues paying properties.
- With 427 owned homes using an estimated average value of \$319K per home, our community's property value is in the area of ***One Hundred Thirty Six Million Dollars***.
- Let's keep working together to keep our property values up and Glenhurst a desired subdivision in which to live.

Your Glenhurst Community

- We have close to 7 acres of common areas that we mow, irrigate and maintain.
- Our Sprinkler system, which is aging, has 57 zones with roughly 650 sprinkler heads. A system this large requires continuous oversight for it to be properly functioning.
- Reminder: We are seeking a volunteer to help Jim Davis with the 118th Street sprinkler control box.

Glenhurst HOA Board & Elections

HOA Board Information

- Positions are not paid, they are voluntary
- Has fiduciary responsibility of HOA
- Meets on a monthly basis
- Prepares for the annual meeting
- Responds to covenant violations
- Not responsible for street maintenance/signage
- Does not settle neighbor disputes
- Does not address yard art
- Responsible for the overall operation of the HOA
- Encourages residents to meet and be welcoming to residents
- Welcomes more resident participation on committees

HOA Board Members

- **President:** Serves as the chief executive officer of the Association, prepares the agenda for meetings, and presides at meetings.
- **Vice President:** In absence of the president assumes the duties of president.
- **Secretary:** Records the minutes of meetings and once approved sends them to be posted on the HOA website.
- **Treasurer:** Assures that proper books of account are maintained by the HOA Financial Management Company (White Enterprises, LLC), has the main responsibility of signing the checks written by White Management, LLC for Glenhurst HOA thus providing a second layer of accountability and assures that the needed Income Tax forms are filed for our "Not For Profit" Association.
- **Member at Large:** Another direct contact person for our residents and carries out other duties as identified by the Board of Directors for the benefit of the association.

Elections

We have three members continuing to serve for 2019 and two Board of Director positions open:

- Ronnie Lawson continuing to serve
- Tiffany Motley continuing to serve
- Melinda Paine continuing to serve
- Open and need nomination/volunteer
- Open and need nomination/volunteer

Note: There **MUST** be at least three members on the board

Note: Board members will meet to decide on positions prior to the next HOA meeting

Glenhurst HOA Board Members

Vote On 2019
Board Members

Questions & Answers

Q&A

- Rules of Engagement
 - Please wait to be acknowledged
 - Introduce yourself and provide the street you live on
 - Please speak loud enough for everyone to hear
 - Please be courteous to others

Closing Remarks

Closing Remarks

- The HOA does not exist without community participation
- Initial Goals for 2019
 - Increase community participation in Glenhurst activities and committees.
 - Continue to keep focus on the safety and security of our community by encouraging residents to participate in the Glenhurst Neighborhood Watch.
 - Continue to improve our community grounds through initiatives outlined in our capital improvement plan.
 - Continue to keep our community beautiful and desirable by keeping focus on the awareness of HOA Covenants.
- Continue to visit the Glenhurst Web Page and Facebook for up-to-date information
- Thank you for being a part of our Glenhurst Community!

