

# OAK LANDING PROPERTY OWNERS ASSOCIATION

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Hello Neighbors,

Happy Holidays to all and here's wishing everyone a very Happy New Year fast approaching. As your Board, as we inform you of the upcoming annual POA meeting, we are also reissuing the letter sent to you last March as a reminder of the problems needing addressing after last year's meeting and the progress we made. We spent money on redoing the roads and a temporary fix on the culvert at the corner of Oak Hill and Briarwood plus a temporary repair of the boat ramp. But we do want you to review again what's expected of all members of our POA.

OUR ANNUAL POA MEETING IS PLANNED FOR SATURDAY, JANUARY 13, 2024. IT WILL BE HELD AT 10 AM AT THE SEVEN POINTS CITY HALL LOCATED AT 428 EAST CEDAR CREEK PARKWAY, SEVEN POINTS 75143. As seen on the attached agenda we will be have 2 position up for election NOT re-election (one-3 year term & one-1 year term). We would really like to see a quorum (actually need) at this meeting. Without a quorum, we will be forced to hold a second meeting within 2-4 weeks. And that means more of your money wasted on mailing notices out again. Obtain a proxy from members that are not able to come. Check with your neighbors and see if they might possibly need a ride to the meeting or if you can get a ride, if needed. We only meet twice a year now and it's a good time to meet others within our POA community and possibly network. Below is the letter sent to you the beginning of this year. We hope most, if not all, of you have taken any corrective actions needed. We all want to be proud of our neighborhood and its appearance. So, thank you and keep up the good work. And we've, especially our Secretary/Treasurer, worked hard to make our POA a legal non-profit and everything put in order. We just need your help in making sure it continues to operate as such.

Following is the letter mailed out to the membership last March:

As the POA Board, we are sending you a letter outlining the procedures we have implemented since our annual membership meeting in January and the procedures that we plan to put in place going forward. We would also like to remind you that dues are to be paid by the end of March or late fees and interest will be added to the amount owed. Payment plans are available for those who need one and who qualify. Call the office or email and request a payment plan from our Secretary/Treasurer.

We have closed the boat ramp due to the compromised condition of the ramp. There is a rope with a warning sign, and it should not be removed even at your own risk. But the POA WILL NOT be responsible for any damage or accidents should someone decide to remove it anyway. A sign

also will be posted at the front of the subdivision warning of the boat ramp closing. Also the water and electric has been turned off to the bathrooms and the steel door is to be welded back on securely so it can not be opened again (even with a key). Cones have been put near the new opening forming in the road at the corner of Oak Hill Dr and Briarwood Ln. A temporary patch will be done as we try to get on the County Council's calendar to see about getting help with our roads. After all, we all pay, as owners of property within this POA, road and bridge tax and should be due something in return; especially as we are NOT a gated community. That means any type of vehicle can travel our roads and more than likely does, i.e., school busses, garbage trucks, etc. When we do get a date, we will notify the membership and others should consider attending also. There is strength in numbers!! We now have a mail slot in the front of the POA office building for those who want to drop a check off without mailing their dues. But please, NO cash!! And a bulletin board was erected also on the front of the POA office building. And, lastly, the POA held their meeting 10 days after the elections to appoint positions to the POA Board with the following results: Connie Tilger, Vice President (2-yr term) and Virginia Payne, Secretary/Treasurer (1-yr term).

It won't be long before we post the **Curable Violation Demand Letter – 209.006TPC** on our new web site (oaklandingpoa75143.com) for violations of our POA Governing Documents. Those who ignore curing a violation: the Board may take action against the owner at the owner's expense. Ignoring the violation may lead to a lien on property and possible foreclosure. No one wants that, we're sure, so..... It would be wise to review your Governing Documents to make sure you're in compliance. If you don't have a copy of the Governing Documents download them from the website or email the POA at the address listed above or call the office at the number listed above and a copy will be provided for a small reproduction fee.

Some of the following violations have been noticed and need to be rectified. In the meantime, here are a list in whole or in part of the most common infractions from the Governing Documents noticed:

1. *Article C, paragraph 5(b)* Any mobile home may be placed on said lots so long as they are of a recent model and design not to exceed 5 years in age , a minimum of 700 square feet of living area, be of good appearance and repair and be underpinned within 90 days after unit is placed on said property.
2. *Article C, paragraph 5 (c)* No improvements shall be placed on any lot or tract until the building plans, specifications and plot plans showing the location of such improvements of a the lot or tract have been approved in writing by the Committee and a building permit secured from the Committee and/or local authorities.
3. *Article C, paragraph 5 (c)(2)* No part of such structures shall be closer to any projected side property lot or tract line than five (5) feet.
4. *Article C, paragraph (f)* No structure shall be occupied or used until an occupancy permit has been granted by the Committee or by the local authority, as the case may be.
5. *Article C, paragraph 5 (g)* Each residence, once commenced, must be completed within six (6) months from the date of commencement thereof.

6. *Article C, paragraph 5 (h)* No tent, shack or structure of a temporary character shall at any time, ever be used as a permanent or temporary residence on any lot or tract or moved onto or permitted to remain on any lot.
7. *Article C, paragraph (l)* Camping shall be permitted for a period not to exceed 72 hours or such longer period of time as may be approved in writing by Developer. Only self-contained commercially manufactured recreational vehicles or self-contained trailers or self-contained pick-up campers which shall remain attached to the pick-up at all times may be used.
8. *Article C, paragraph 5 (j)* Decorative fences may be erected with the written approval of the Committee.
9. *Article C, paragraph 5 (m)* No used home or structure shall be placed on any lot.
10. *Article C, paragraph 7 Nuisances.* No noxious or offensive activity shall be carried on or maintained on any lot in the subdivision, nor shall anything be done or permitted to be done there on which may be or become a nuisance in the neighborhood.
11. *Article C, paragraph 9 Garbage and Trash Disposal.* No lot or tract shall be used or maintained as dumping ground for garbage. Trash, garbage and other rubbish shall be kept only on slightly sanitary containers. ....All containers for storage or disposal of garbage and trash shall be kept ..... inside garages, behind decorative fencing or otherwise hidden from view from the street.
12. *Article C, paragraph 11. Animals.* No residential lot shall be used for the purpose of keeping, breeding or raising any animals for commercial purposes..... however, that the occupants of each residence may keep the usual and customary domestic or household pets.....Pets must be kept within an enclosure or on a leash. No pets shall be permitted to run at large and in no event shall more than four (4) adult pets be allowed.
13. *Article C, paragraph 12. Off -street Parking.* .....the owner shall provide enough space for off-street parking for his vehicles and/or boats ..... On street parking is prohibited.
14. *Article C, paragraph 14. Used vehicles.* No unused automobiles or vehicles of any kind, except as hereinafter provided, shall be stored or parked on any residential street or lot, except in a garage or carport. "Unused vehicle" shall be defined as any vehicle which has not been operated for a period of one month or longer.
15. *Article C, paragraph 15. Weeds and Trash.* The owner of each lot or tract shall keep the same clean and free of trash and such weeds will be in keeping with the other property and the community at any particular time.
16. *Article C, paragraph Sewerage.* No building or structure shall be occupied as a residence unless all plumbing fixtures, dishwashers and toilets are connected to an adequate disposal system.

There is one reference in the POA Bylaws we mentioned at the annual meeting that is noted here for your reference.

*Article XII, paragraph 12.01 Proof of Ownership.* Any person, on becoming an owner of a lot, shall furnish to the Board of Directors a true and correct copy of the original or a certified copy of the recorded instrument vesting that person with an interest or ownership in the lot, which shall remain in the files of the Association.

The POA Board, especially your Secretary/Treasurer, has worked tirelessly bringing our POA up to legal standards and operating as a business. It hasn't been an easy task!! Now we sincerely hope all members work with us in upholding the Governing Documents of our POA. In doing so we should have a beautiful neighborhood, one that good people will flock towards.

Sincerely,

YOUR POA BOARD

(Ellen Morton, Connie Tilger, Virginia Payne)