



Howdy Neighbor!

Your Homeowner Association Board has been extremely busy the past couple of months with several key issues that we need to address with you.

First of all, the Board has determined that it cannot be the primary agency in the formulation of alternatives regarding gas leasing for the homeowners. Instead, the Board must appoint 3-5 members of the community whose sole purpose is to create proposals regarding negotiations with the gas drilling companies or its agents. It would be very helpful for someone who is an attorney or has experience with the law and contracts to participate in the "Gas Leasing Committee". We have approximately 44.36 acres within our community and we want to negotiate the best rate per acre possible. Please go to the website www.vophoa.net and let us know if you are willing to be a member on the Gas Leasing Committee. The Board has done some initial leg work, but members of the community must volunteer to carry the effort any further.

Additionally, please note that there is a "Gas Lease Forum" being held at the First Baptist Church of Euless on Thursday, April 17 at 7 pm. This event is *not* sponsored nor endorsed by the VOPHOA. It is mentioned solely as a means for you to gather information.

Second, we as a community must comply with the upcoming Bedford ordinance which requires rain/freeze sensors to be installed on our community sprinkler system. We have been in communication with our landscaper, the City of Bedford and Oncor over the past several weeks gathering information. The current 9-volt battery system we have in place is archaic at best and needs to be brought into the 21st Century. It has been recommended to the Board to have electrical meters installed to provide the necessary power for a new system.

Pros:

- 1) If we do not meet city code, then there will be NO sprinkler system, period!
 - a. If we do not have sprinklers, then the following will happen:
 - i. Dead grass, dead trees, no flowers, and dead Red Tips
 1. Can you imagine trying to sell your home with all the dead Red Tips in your community? Or even NO privacy hedge?
 2. We imagine that no one wants to look at the street while purchasing a home, but most people have a comfort level with a shrub line.
- 2) Regulating irrigation usage will help mitigate INCREASING water & electricity bills in the long term which is directly related to Home Owner dues.
- 3) Our property will maintain its manicured look.
- 4) Any company that will bid for landscaping in the future WILL charge for having to maintain the current system as Grassperson currently does for free (the contract is limited). We look forward to reducing the current sprinkler maintenance cost.

Cons:

It cost money to upgrade the system!

What this means to you and us is that in order for the community to meet the new requirements, we will need to fund a change to the sprinkler system. We are currently investigating the best means to fund a better, code compliant system for the community. At the moment, the best alternative appears to be a 'one-time assessment to the Home Owners'. We will be sharing more information as it becomes available and look forward to embrace this opportunity to keep the Village of Oak Park on the forefront of well-kept communities!

HOA Board of Directors, Village of Oak Park