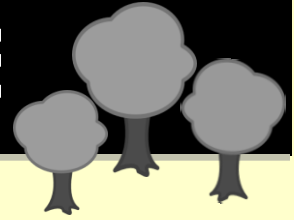


COTTONWOOD RIDGE



Cottonwood Ridge Homeowners Association, PO Box 5807, Norman, OK 73070
www.cottonwoodridgecondo.com (405) 329-8352 office

From the HOA

Greetings from the Cottonwood Ridge Homeowners Association (HOA)! It has been a busy month at Cottonwood as our landscape crews and pool contractors have been playing catch-up after weeks of wet weather and rain delays! This month the Association welcomed a new member to the team: Ms. Dynesha Hawkins. Ms. Hawkins will serve as the office manager and hold office hours from 10-3 on Monday, Wednesday, and Friday. Stop by and say hello!

During the months of June and July, the board completed the following repair/improvement projects: 1) Leaks fixed in Building 28, 2) Fence repaired on the northwest side of the complex, 3) New Rules and Regulations approved, 4) Keys for Laundry and Pool facilities distributed. Additionally, estimates were approved for the repair of fire damage to Building 24 and the installation of patio grills, picnic benches, and bike racks. So look for these in the coming month!

Regarding keys to the Laundry and Pool facilities, it is the responsibility of the Unit Owner to pick up a key at the Office. Tenants require permission to pick up a key in lieu of the Unit Owner. Unit Owners can email

UPCOMING EVENTS:

HOA Fees due to the office	8/01
HOA Meeting 6pm	8/17

GET INVOLVED!

The HOA is led by a **volunteer** Board of Directors. Join us in looking out for our community: call the office or submit a website contact form if you notice light bulbs burned out, bulky trash lying around, realtor signs in the yards, wasp nests, or other items. The HOA wants to take care of these issues, but needs your help identifying them!

permission through the contact form on the HOA website. Additional keys can be purchased for \$5 each.

The HOA conducts monthly meetings in the Clubhouse across from the main pool on the third Tuesday of every month. Due to time constraints, if you would like to discuss an issue at an upcoming meeting, it must be added to the agenda no later than one week prior to the meeting date. Please submit requests in writing through the mail or drop them in the comment box on the west side of the office.

*****Violations!*****

Homeowners and tenants will continue to receive notices of violations from the HOA for items not allowed on common elements. Please remember that realtor signs, expired vehicle registrations or tags, trash items, dog feces, damaged window coverings, and planted gardens are just a few of the items not

allowed. Recurring violations will result in notifications and fines applied to the accounts of Unit Owners.

The Association has approved a new version of the Rules and Regulations. It details many of the violations homeowners and tenants can commit and explains the rules for conduct in Common Areas such as the pool and patio grilling sites. A copy of the Rules and Regulations is included in this mailing. Please familiarize yourself with the document; it is your responsibility to comply with the Rules and Regulations of the Association!

Have a great summer, enjoy the pools, and thanks for being a part of Cottonwood Ridge!

*We're on the Web!
Visit us at:*

www.cottonwoodridgecondo.com

*Copies of Newsletters are Always
Posted on the Office Door.*

FAQS FOR THE MONTH OF JULY

Why isn't the small pool on the east side open?

The small pool was scheduled to open Memorial Day, but a crack in the main drain leaked water and prevented its use. Perfect Pools services the pools at this community and has been working to open the small pool since the end of May. However, the repair to the pool requires pouring concrete and cannot be completed without a weather forecast of several days of sunshine. Perfect Pools is working to open the small pool as soon as possible, and will do so without charge to the Association. In the meantime, the main pool is open and ready for swimmers!

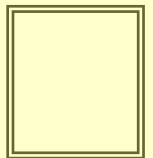
The locks on the Laundry/Pool changed! How do I get a key?

It is the responsibility of the Unit Owner to pick up a key. Tenants require permission from the Unit Owner to pick up a key. Permission can be submitted through the website contact form and keys can be picked up during office hours.

How do I pay my Association Dues online?

Set up electronic payments through your online bank using their Bill Pay service. Include your Unit number as your "account" number and remit the payment to the PO Box address above.

Cottonwood Ridge HOA
PO BOX 5807
Norman, OK 73070



Address