

Shiloh HOA Newsletter

WINTER 2022-2023



General Notes to HOA Members

Hello again homeowners, This newsletter has some important information so please read and hopefully we'll also see you at the 2023 annual meeting. Remember, this newsletter is also posted on www.shilohatbattlecreek.org which contains links to the Covenants, our Architectural Review form, and links to other city and local area information, as well as a "Contact Us" page.

2023 Annual Meeting

IMPORTANT UPDATE: The **annual HOA member meeting** will be moved back a day to **Wednesday, February 15th, 2023**. It will again be held in the large meeting room, *not* the Golf Course grill, and will start **at 7:00pm**.

This will be one of the more important meetings, as there will be discussions on several significant topics. As always, we'll review our financials, approve the next year's budget, and vote on the HOA Board for the coming year. In addition, we will share more about the fence and tree replacement projects and the Tulsa Co Assessor will join us again to answer property tax questions.

Front fence replacement project

We are in the final stages of choosing a vendor for the fence replacement project and work should start on the project early in 2023. The two finalists for this project both came in around \$20,000, and with painting added, the final fence replacement bill should be around \$23,000. FYI, in all we received bids from seven vendors with prices ranging from \$20k to \$40k+.

Dues Increase AND Annual Assessment!

Due to the fence project cost exceeding our savings account, and the tree replacement still pending, we will need to increase dues again this year – the dues will be increasing to **\$195 per year** (effective with this billing period). Additionally, in accordance with **Covenant Articles 10.4-6**, there will be an **annual assessment for 2023 in the amount of \$100**. So your **HOA dues total for 2023 will be \$295**. There are no plans to extend this annual assessment beyond 2023 for now but you will want to be at the next annual meeting to discuss this and share your thoughts.

Other items of interest...

- Again, PLEASE remember that if you want to make ANY exterior change to your property you MUST submit an **Architectural Review form** (available on our website) and it must be approved or you risk having to undo it. This includes roofing, painting (even if using the existing color), trim, & fencing. NOTE: Solar panels are prohibited by the covenants.

THANKS to all for your continued *prompt* payment of your annual HOA dues!

Current Shiloh HOA Board

President:
Ron Grattopp*

Vice President:
Steve Canada*

Treasurer / Website:
Gary Wright

Secretary:
Jeff Bright

Architecture Committee:
Doug Dejmaj

Adjunct Member:
Cindy Cantwell

***Note: contact info for the board is provided on the HOA website "Contact Us" page, which also includes a web form for submitting questions and issues.**