

Newsletter

April 15, 2025

As the warmth of spring embraces our neighborhood, we hope this newsletter finds you well and enjoying the season in Stillwater.

Annual General Meeting Announcement

Please join us for our Annual General Meeting on May 18, 2025, at 2 PM at the neighborhood library located on the Southwest corner of the lake on State Street, just north of Kletke's house. We value your input and look forward to discussing important matters that impact us all.

Exciting Changes Coming!

Get ready to see some exciting changes blooming in our neighborhood! Our dedicated Landscaping Committee has been hard at work developing innovative ideas to enhance our common areas and green spaces. We'll be unveiling these preliminary plans at the Annual General Meeting, offering you a chance to provide your valuable input and help shape the future beauty of our community – your participation in this discussion is highly encouraged!

Friendly Reminder: Keeping Our Pets Safe and Respectful

As a friendly reminder to all homeowners and residents, our HOC covenants, as well as the City of Stillwater ordinances, require that all pets be kept on a leash when outside of your property. This is in place for the safety and well-being of both our residents and their beloved animals.

Loose pets can unfortunately lead to unintended incidents and can cause concern for other residents. We kindly ask everyone to be diligent in adhering to the leash law and to ensure that family members and renters are also aware of and abide by this rule. Your cooperation in this matter helps us maintain a safe and harmonious environment for all. Thank you for your understanding and support in keeping our neighborhood a pleasant place for everyone, including our furry friends.

Annual HOA Dues Reminder

Please remember that the annual HOA dues of \$200 are due by May 31, 2025. These funds are vital for maintaining our common area. Please make a check payment by using the payment voucher attached.

Subscribe to updates on our website: <http://university-estates.com>

Board Accomplishments (2024-2025)

The HOC Board has been actively working to enhance and maintain our community in several key areas:

Lake Management:

- Constructed and painted backing for six new “Private Lake / No Trespassing / No Fishing” signs. Mounted signs to steel posts and placed them at strategic locations around the lake.
- Provided regular communications with TurnPro Aquatics regarding management of nutrient load and prevention of algae blooms in our lake to keep it aesthetically pleasing and safe.
- Worked to assure the lake dam is mowed regularly to prevent overgrowth of vegetation, decrease the mosquito population, decrease wildfire risk to the neighborhood and provide a more pleasant view and overall experience for those who walk around the lake and across the dam.

Maintaining Our Community Standards:

- Upholding Guidelines:** The board addressed specific covenant issues, such as parking violations, unmowed lawns, fence placements, and concerns related to dogs roaming off-leash, to ensure a safe and orderly environment.
- Responsive Approach:** We carefully considered homeowner feedback on various matters, from property maintenance and Halloween decorations, demonstrating a commitment to addressing community concerns.
- Community Focus:** The board focused on solutions that benefit the broader community, including discussions and actions related to buffer zone maintenance and lake area preservation.

Articles of Incorporation:

The Board has been actively working to renew our Articles of Incorporation, which is essential for maintaining the legal standing of our Homeowners Corporation. This process involves updating the document to align with current Oklahoma statutes, specifically the Oklahoma General Corporation Act, which now governs our corporation. A key part of this update is clarifying the document's content by removing redundancies with the Bylaws and ensuring that the Certificate of Incorporation (formerly Articles of Incorporation) focuses on core organizational elements. We are working to finalize these amendments and will keep the community informed as we move forward.

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