

The Good Neighbor Mindset at University Estates/Woodcrest

Hello and welcome to the neighborhood. We hope you'll be as comfortable here as we are. Some of the residents have been here since the houses were built in the 1970's. Others have been here less than a year. But all of us love this area: the lake, the limited access into the neighborhood, the friendly waves as we walk or drive through, etc.

We know there are lots of details when moving into a new house or neighborhood so we put together some information you might find useful. If you have other questions, please don't hesitate to contact anyone on the Homeowner's Association Board of Directors. Board members as well as neighborhood news and covenants can be found at www.university-estates.com.

The Lake. Our lake is obviously a central feature of the neighborhood. It's very inviting for people as well as local wildlife. That's why we keep a pretty close eye on the lake. We spent over \$20,000 in 2008 in dredging and dirt work to keep the lake healthy. Since the lake was completely drained, it has been restocked with sunfish, channel catfish, and largemouth bass. The lake belongs to the homeowner's association and is our "private" lake. Visitors and friends are welcome when accompanied by a resident of the Homeowner's Association.

In January 2023 rock was added along the west bank of the lake and some of the north and south shorelines to mitigate bank erosion. The rock also provides great habitat for sunfish and bass to spawn and forage around. **Please do not throw the rocks into the lake or otherwise remove them.**

The cost of controlling algae and moss growth in the lake is a very significant budget item. One of the most efficacious ways of combating this problem is to limit nutrient (primarily nitrogen and phosphorus) runoff into the lake. Please don't apply excess nitrogen fertilizer to your yard or any phosphorus unless a soil test shows that additional phosphorus is needed. Most of the lawns in the neighborhood do not need additional phosphorus.

Enjoy the lake as you walk through the area or take your pet for a stroll. Help protect the wildlife and lake environment by keeping thing out of the lake that don't belong there such as trash, grass clippings, or chemicals (gasoline, oil, fertilizer, etc.).

Children should have adult supervision at the lake.

Small watercraft are limited to small electric motors or paddles. Make sure you have approved life jackets in any boats. No swimming in the lake please! Boats should not be left on the bank of the lake. It is a violation of our liability insurance (not to mention a huge liability risk for the owner of the boat) to leave boats unattended on the bank of the lake. Unattended boats also kill grass and promote soil and bank erosion around the lake.

The lake attracts a variety of wildlife of course. Geese are plentiful and while welcomed, too many of them can cause damage to lawns and over run the lake so please do not not to feed them,

Neighborhood Pride: You can tell from many of the homes that people take a lot of pride in their houses and yards. We would ask that you help us maintain that standard on your property.

We don't have a guy who walks around with a ruler measuring the height of your grass or making sure your car is washed and waxed every week. On the other hand, we don't want to see a 1965 Ford Fairlane

up on blocks in the front yard either. You get the idea! Please don't leave garbage cans/carts, cookers/gas grills, lawn mowers, old appliances, and other similar objects in front of your garage. They are unattractive to your neighbors and those who walk/drive through the neighborhood and greatly decrease the attractiveness of our neighborhood.

The Buffer Zone: The buffer zone is an area of land leased by the HOC from the City of Stillwater between the field to the west and north of our community and the homeowners property line. This buffer was created to help keep cattle out of yards but also helps protect homes from fire. The barbed wire fence is not the homeowners property line. The leased land is roughly 10 to 15 feet between the barbed wire fence and the individual property lines. This can vary depending on location. If your home backs up to this area and you have questions about where the property line is please call a land surveying company. The City requests that we keep the buffer zone clear of trees, limbs, debris as well as structures such as flower beds and fencing at all times so that they have access to their property at all times.

Protective Covenants. An "Owner's Certificate, Dedication and Protective Covenants" may have been included toward the end of your Abstract of Title. They are also included in our "Governing Documents" on the neighborhood website: <https://university-estates.com>. Please read the covenants because they are intended to help keep all our properties looking great and property values up. Article V (Sections 8, 9 and 10) relate to parking "automobiles, trucks, trailers", etc. in front of homes. No automobiles, trucks, trailers, etc. should be parked for extended periods of non-use in front of your home.

Pet Owner Responsibilities. Lots of us have pets that are like members of our families. However, please remember the following regarding pets. We are in the City of Stillwater city limits and pets are subject to the **leash and nuisance laws** established by city code. Details can be found under the "City Government" tab of the City of Stillwater web site (<http://stillwater.org>).

Pets should be on a leash when out in common areas. Please take along a plastic bag for "poop patrol" when walking your dog. Please keep your dog from doing his business on your neighbors' rose bushes or flowers. The same goes for cats. Your neighbor probably doesn't want your cat using their flowerbed as a litter box.

Each household is limited to 3 dogs. If your dog has a habit of consistently barking, remember that your neighbors may be sleeping or may not appreciate the noise. Recurring noise problems may be referred to the police department.

Fireworks. For good reason, city code relative to use of fireworks falls under Chapter 12 (Fire Prevention and Protection). The use of fireworks (firecrackers, skyrocketes, Roman candles, sparklers, etc) within the City of Stillwater and our neighborhood is prohibited.

Annual Assessment. Our Homeowner's Association annual assessment is a real bargain at **\$250/year** and is used toward meeting the annual expenses of the Association. These funds cover things like maintenance of the lake, mowing the dam and common areas, postage, etc. The annual assessment is set by the association and is payable **at the time of our annual homeowner's meeting in May**. As part of home ownership, each property owner becomes a member of our Homeowner's Association and enjoys the rights and responsibilities of membership; and is legally liable for payment of the annual assessment and any other special assessments that are approved by the Board of Directors. You are welcome and encouraged to be involved in neighborhood activities and business. You'll likely get a periodic reminder about the annual assessment through our newsletters or a postcard.

Utilities. Electricity, residential waste (garbage) and yard waste (grass clippings, limbs, etc.) collection is provided by the City of Stillwater. Contact City Hall to set up your account.

Garbage and yard waste are both collected on Thursdays of each week; and should be placed at the curb for pickup. Your garbage cart should be placed at least five feet away from your mail box and yard waste such as grass clippings must be bagged. Limbs no longer than five feet long must be tied in bundles and placed at the curb.

Cable: Several choices including Optimum, AT&T, Dish Network. Some of them will bundle services such as phone, cable TV, high speed Internet, cellular phone.

Committees. In addition to your Board of Directors, there are several committees comprised of homeowners to help keep things running smoothly and to maintain the appearance of our neighborhood. Six people can't do it all, so we'd love to have your help on one of the following committees. Contact a board member for more info:

Entryway Committee

Lake Committee

Landscaping/Mowing Committee

Dam and Emergency Spillway Maintenance Committee

Watch for periodic website posts or newsletters from the Board. You'll get news about the lake, or a neighborhood work day, or a Christmas gathering. Of course, when you have questions, check with your nearby neighbors or contact us via email at Universitystateswoodcrest@gmail.com or on our website at www.university-estates.com/contact. If you have not already provided your email address, please do so.