

# Fenwick Homeowners Association

16801 Fenwick Blvd. Edmond, OK 73012  
(405) 341-1428 fenwickcommunity.org

October 15, 2021

Dear Neighbor,

In most years an HOA annual budget balances out fairly well – in some areas, expenses are a little higher than budgeted while other areas are a little lower. The year 2020, however, was not a normal year. As a result, the annual dues assessment to all Fenwick homeowners in 2022 will increase 20% to \$440 per lot. The payment deadline is February 15, 2022.

This dues increase was not an easy decision. The HOA volunteer leadership kept our annual dues between \$350 and \$382 for the past 14 years. The HOA Board of Directors, Budget Committee and Maintenance Committee are committed to budget responsibly while growing our Reserve account to fund replacements as the neighborhood's common areas increase in age. Having adequate funding to maintain the common areas is essential so residents may continue to enjoy them for years to come.

**So why is the dues increase necessary?** A series of events took our small budget surplus at the end of 2019 and quickly depleted it. It began with the completion of the expanded parking lot at the clubhouse and swimming pool, which was a welcome addition for safety purposes. Then COVID-19 eliminated clubhouse rental income for much of the past year and a half. We also took extra precautions in summer 2020 to protect pool visitors and staff from COVID, including hiring professionals to clean the bathrooms twice per day. These items alone cost the HOA more than \$20,000 in expenses and lost revenue.

**The next blindside came in the form of freezing rain** in October 2020, causing significant damage to the leaf-covered trees in Fenwick and throughout the city. The HOA spent \$40,000 between late 2020 and early 2021 to cut and remove the broken limbs and trees that could not be salvaged. Many piles of limbs were mulched as it was the less expensive option. Still, additional work is needed as many of the trees that recovered from the October ice did not survive the February freeze that lowered temperatures below 0 degrees for several days. Those trees will be removed as funds are available.

Fortunately, the HOA had sufficient funds in the bank to get through 2021 by spending conservatively in other areas. However, the operating funds will soon be depleted, more tree clean-up is required, and another cold winter is expected.

You may wonder why the City of OKC could not remove the stacked tree limbs from the common area property like it did at all of our homes. Sadly, the City considers HOAs to be commercial entities, which it does not service. Its debris clean-up was limited to only residential customers. Meanwhile, we could not use any of the HOA's Reserve funds because the Fenwick Bylaws state those funds are to be used for replacements only. Therefore, the HOA Board is preparing to plant new trees in the coming year using Reserve funds already in the account.

We hope you can attend the **Annual Meeting on Monday, Nov. 8 at 7 p.m.** at the Clubhouse. If you would like to join the Board of Directors to assist in making neighborhood decisions such as those described above, the annual meeting includes an election where several Board seats are available. Homeowners will receive a mailed reminder in January about the dues payment deadline on February 15.

Sincerely,

Fenwick Homeowners Association  
Board of Directors