



The Oak Leaf

JUNE 2021

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*Dear HOA members,
Thanks to all of you who have shown such amazing and proactive support during what has been a challenging time for our HOA!*

We are also grateful to individuals who have volunteered for projects! As a result of your support the board has been able to make progress in many areas.

The Fairfield Oaks Community is a wonderful place to live. As we work together to improve the property, we will be proud of our accomplishments. Let's help each other take care of our home.

*Sincerely,
The Board*

MAKING PROGRESS

Building One: The HOA is waiting for permission from the insurance company to remove the debris around the building; meanwhile, the board has received three bids for construction, and a report from a structural engineer as to whether the building should be gutted or demolished. This report is being reviewed.

Pool Renovation: The removal of the plaster on the pool will resume next week. It was discovered that there are three layers of plaster that had been applied over the years. This requires a power machine that has been purchased by the plastering company. The pump, filter and electrical equipment are being evaluated also. We will keep you posted.

Roofs: Building Eight is on schedule at the end of June if the weather permits.

Electrical Upgrade: Phase One of the electrical upgrade has been going extremely well. 87 Units have been successfully upgraded. Only four units are

left to upgrade. According to our insurance our complex must to be 100% upgraded up to safety codes to pass the inspections.

Phase Two is the inspections by the city. Your electrician will coordinate the inspections for your unit.

Phase Three is the inspection from the insurance company. When we learn more about the process we will let you know.

Thanks to everyone for your amazing cooperation and patience!

Other Improvements:

- The concrete wall was repainted to a more aesthetically pleasing shade of green
- A second pet station was installed in the back of the property
- The second floor porch of Building Two is being replaced
- A new heavy-duty power washer was purchased and a specialist has recommended products for the project. Power washing has begun on Building Two

- The roses in front of Building One had to be removed due to an incurable rose virus that is easily spread to only other rose bushes. Please let us know if you notice rose bushes that appear stressed. They may need to be removed before it spreads
- The carport for Building 15 is scheduled for repair
- All storage areas have been cleaned
- Broken pipes from freeze have been repaired
- Our HOA website has launched and new content is being added

WALKABOUT

Even though so much work is ongoing at Fairfield Oaks, there is a great deal left to repair. We have photographs taken last year that reveal the peeling paint, hanging gutters, and missing fence boards that have yet to be repaired. All of these items require multiple estimates.

Everyone has been aware of these problems for years and are eager to address these aesthetics. However, the eminent priorities are leaking roofs, pool renovation, electrical upgrades and of course, Building One.

SAFETY IS PRIMARY

Break-ins: Safety is the primary concern for our community. There have been several car break-ins. If your car was broken into, please call the office and file a police report.

Grilling: Our *Rules and Regulations* prohibit grilling on the premises. **Please observe this rule and avoid fines.** This is in compliance with the city ordinance about grilling in condominiums and apartment complexes.

TICK-TOCK

Flushable wipes are terrible for plumbing! These wipes are ticking time bombs in your drain pipes and sewer. Universal Plumbing has been called out multiple times to clean out sewer lines. Each time “flushable” wet wipes have been the problem.

From now on **this issue will be investigated** and the source will be determined. **The plumbing cost will be passed on to the owner** of the unit where the problem originates.

SPOTLIGHT

Not long ago, Ardie Cesario volunteered to repaint the wall by the pool and he did a great job! We so appreciate his outstanding spirit of community.



Ardie repainting the wall

PROFESSIONAL UPGRADE

In addition to improving the property, we are working on enhancing the professionalism of our organization. This includes launching a professional website, updating the branding of all organizational materials, and using email addresses with our domain name.

Please note the new email addresses for:

Office Manager - office@fairfieldoakscondominium.com

Board of Directors - hoa@fairfieldoakscondominium.com

AVOID FINES BY FOLLOWING THE RULES

OUR COMMUNITY MISSION

In order to continue improvements and to maintain the property, it is imperative that all owners and tenants respect, follow, and enforce the Rules and Regulations. They are for everyone's benefit as they ensure quality of life, safety and property values. This is our community mission and we all must do our part.

Owners, please read and follow the Rules and Regulations. Owners and tenants must sign and return the acknowledgment that you will follow the Rules and Regulations for the community in order to receive a parking pass. Our By-Laws state that **“Owners are responsible for their tenant's behavior.”** It is important that all owners understand their responsibility to inform their tenants. Violators will receive a warning. Subsequent violations must pay a fine.

Please note the following rules that need your immediate attention:

Parking

- Owners and residents must have a parking pass and your pass must be visible at all times
- Everyone is required to park in their assigned space
- All vehicles must be maintained in working order, licensed and inspected in accordance with Shreveport City Ordinances
- Major oil leaks are subject to fines

Pets

- All pets must be registered in the office
- No aggressive pets are allowed
- Pet owners must immediately pick up waste
- Only one pet is allowed for tenants
- All future pets cannot exceed 40 lbs

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FINES APPLY TO ALL RULES

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|-----------------------------|---|
| • Warning | Anything beyond will be reviewed by the board for final action |
| • 1st offence: \$100 | |
| • 2nd offence: \$200 | |
| • 3rd offence: \$300 | |

We want your input on what topics to feature in the newsletter. We're also collecting personal stories to share about your experience living at Fairfield Oaks. Submit your ideas and stories to lynne@optimumwp.com

WHAT YOUR HOA DUES PAY FOR

All owners should know how your HOA dues are being used. Here is a list of items for your review. If you have any questions please let us know.

- Exterior building maintenance (excluding your windows and doors)
- Common area repair, maintenance and replacement of plumbing and electrical as needed
- Common area air conditioning and heating
- Pool maintenance and equipment as needed for operation
- Pool renovation
- Roof and gutter repair and cleaning
- Utilities required for common areas
- Boilers and gas to operate system
- Property taxes (excluding individual units)
- Fire and liability insurance for the common areas (does not include owners personal liability, hazard, or contents), and workers comp
- Professional fees for accounting, legal and collection fees
- Termite and pest control for exterior property
- Waste management receptacle pick-up on Monday, Wednesday, and Friday
- Water for each unit. Please try to conserve to keep cost at minimum (saving here can mean more toward repairs and improvements)
- Maintenance supplies needed to maintain property
- Office Management includes office manager salary, office supplies, equipment, software, answering service, and website expenses
- Covered parking space (one per unit), driveways, balconies, repair and maintenance of same
- Fence repair and maintenance
- On-site laundry facilities
- Full grounds maintenance and landscaping



2021 HOA BOARD AND OFFICERS

Marilyn Rountree, President	Sherry Kerr, Board Member
Roger Hodges, Vice President	Lynne Most, Board Member
Carol Greening, Sec/Treas	Susan Standke, Board Member