



Oakland Hills Streetlighting

A Division of OHNA



December 2003

RE: Mandatory Streetlight Assessment

Dear Owners of Lots in Sections 6, 7, 8, 9A, 9B, & 10 of Oakland Hills at Geist,

You may or may not realize that we, in these sections, are responsible for our streetlights. It is in our covenants. Resolution No. 6, 1996 of the City of Lawrence requires that developers have installed streetlights and specifies that the streetlights be funded by the subdivision or neighborhood association and the rules be specified in the plat covenants of the subdivision. This was done by Dawson Development. Our covenants state the streetlight assessment will be paid through a neighborhood association. Please check the covenants for your section.

Dawson Development is preparing to convey the responsibility to pay for the streetlights to the neighborhood association. OHNA has agreed to accept this responsibility on behalf of the resident of Sections 6, 7, 8, 9A, 9B, and 10, the sections affected by Resolution No. 6, 1996, and is creating a sub-entity to accomplish this. Oakland Hills Streetlighting, A Division of Oakland Hills Neighborhood Association, Inc., will be responsible for the streetlights in the affected sections as of January 4, 2004.

This is a whole new responsibility for your OHNA Board. We are doing the best we can to make this assessment as easy as possible for each lot owner. The Board agreed to manage the streetlight assessment after much discussion, legal consultation and questioning of the problems involved. The entity managing the streetlight assessment will be known as Oakland Hills Streetlighting (OHS) and is under the auspices of Oakland Hills Neighborhood Association (OHNA). OHS is a mandatory part of OHNA for those lot owners in Sections 6, 7, 8, 9A, 9B, and 10 of the development of Oakland Hills at Geist. The streetlight assessment is a distinct and separate assessment and is apart from the voluntary dues for OHNA membership.

Many other associations hire a management company collect and oversee such mandatory functions. OHNA decided to handle this within the association with volunteers since the fee to each lot owner would most likely doubled if we have to hire outside management. The success of this endeavor rests with the cooperation of each lot owner.

In accepting this responsibility, OHNA is proposing the following guidelines for OHS which will administer and manage the streetlight assessment under the following policies.

1. Resolution No. 6, 1996 of the City of Lawrence requires mandatory participation in a neighborhood association for the payment for streetlights.
2. Those lots in Sections 6, 7, 8, 9A, 9B, and 10 of Oakland Hills at Geist are required to be members in the OHNA sub-entity known as the Oakland Hills Streetlight (OHS), a Division of OHNA.
3. OHS is under the direction and oversight of OHNA, with policies and assessments determined by the OHNA Board. The OHS advisory committee be consist of the Vice-President and Treasurer of OHNA and 3 resident owners from the sections requiring streetlights.
4. Assessment for streetlights is mandatory and is not part of the voluntary dues for OHNA membership.
5. All communication will be to the address provided by the lot owner, and it shall be the lot owner's responsibility to notify OHNA and/or OHS of any change of address.
6. The charges for streetlights will be billed yearly and assessed by Lot number in the affected sections.
7. Payment of the assessment will be considered in arrears at a date specified and published yearly by the OHNA Board.



8. Liens will be placed on all lots not paying the assessment by the specified date.
9. Release of liens will occur when the delinquent lot owner pays in full the delinquent assessment and all associated costs, including, but not limited to recovery of legal, filing, and court fees.
10. A yearly budget, approved by OHNA Board, will be developed to cover the costs of the streetlights and all associated management costs, including, but not limited to such items as legal fees for non-payment, costs for printing and postage, management fees to OHNA, all legal filings, and required legal consultation.
11. The budget for the upcoming year will be sent to each lot owner at the time of billing for that year.
12. A yearly summary of all expenditures will be provided to each lot owner.
13. OHS and OHNA will not refund any part of paid assessments on Lots sold after payment of the yearly assessment. The lot, not the owner of record is responsible for payment of the assessment. Any adjustments are the responsibility of the selling and buying entities.
14. Budgeting and accounting for the streetlight assessment shall be separate from the general OHNA budget and accounting system. The OHNA Treasurer will serve as Treasurer for OHS.
15. A bank account for the sole purpose of managing the streetlight assessment shall be established to accept all assessments and through which to pay all costs associated the administration of OHS.
16. No member of the OHNA Board or OHS shall be held personally liable or personally responsible in any manner for the actions of the OHS that are in accordance with the policies and procedures developed for the OHS and approved by the OHNA board.

More information about the implementation of this will be coming to you in the next few weeks. In the mean time, if you have any questions about this, please call Dee Peer, 826-2394.

Sincerely,

Sincerely,

Steve Rench, President
Oakland Hills Neighborhood Association

Deanne (Dee) Peer, Treasurer
Oakland Hills Neighborhood Association





Oakland Hills Streetlighting Division

For

Sections 6,7 8, 9A, 9B, and 10

1. Lots owners in these sections are responsible, by covenants and Resolution No. 6, 1996 of the City of Lawrence, to pay for subdivision streetlights.
2. Payment to IPS for the streetlights has been done by Dawson Development. They want to turn this over to a neighborhood association as defined in the covenants.
3. Dawson Development asked OHNA to assume this responsibility. The OHNA Board has agreed in principal, to accept the duties of collecting for the maintenance and electricity used of the streetlights.

What does this mean?

1. OHNA will develop a sub-entity called Oakland Hills Streetlighting, A Division of OHNA.
2. Membership in this Division is mandatory.
3. The Streetlighting Division will be responsible for policies, procedures, and collection of money necessary to maintain the road streetlights in Oakland Hills at Geist development.
4. Accounting for this Division will be separate from OHNA.
5. Actions of the group will be overseen by the board members of OHNA.

How will this be done?

1. The Steetlighting Division will consist of the Vice-President and Treasurer of OHNA and three members of the sections affected.
2. The assessment will be collected on a yearly basis.
3. Each lot will be assessed an equal share of the total budget.
4. This division will have its own budget and bank account and prepare yearly reports for the members. The OHNA Treasurer will be the Division treasurer.
5. A letter of explanation will be sent to all lot owners in sections 6, 7, 8 9A, 9B, and 10.
6. A yearly invoice will be sent to all lot owners.
7. By covenants, liens will be placed on all properties that fail to pay the streetlight maintenance assessment.
8. OHS and OHNA will manage the assessment, payment of all bills, and establishing of all policies.
9. OHNA shall have the right to contract with an outside agency for the management of the Streetlighting assessment and bill payment. The costs associated for contracting with an outside agency will be added to the per lot assessment.



**For more information contact:
Dee Peer - 826-2394 or
deannepeer@yahoo.com**