



Our community is known as Oak Tree Homeowner's Association. It is a community of 247 homes and served by a board consisting of 5 community member. The board maintains a web site at www.oaktreehoa.com and can be emailed at oaktreehoa@yahoo.com. The board contracts with Bumgardner Management Services to professionally manage the Association.

FAQ's

1. Who is Bumgardner Association Management and what do they do?

Bumgardner Association Management is the management company that handles the day to day business for the Association. Bumgardner takes care of the billing, sending out delinquency notices, paying the expenses of the Association and sending out violation notices for issues of non-compliance. We also attend the Board meetings and Annual meetings. We work for the Association but we take direction from the Board of Directors.

If there is a problem with the common area that needs repair, please contact Bumgardner Association Management at 704-829-7878.

You may file a repair request online at www.bumgardneram.com or email the repair request to Jaime@bumgardneram.com. If emailed to Jaime, please copy the board on the email at oaktreehoa@yahoo.com so that the board is aware of the issue.

2. If I am new the community, who do I contact for water and power connections?

- a. For Water Connection contact Town of Mooresville 704-663-3800
- b. For Power Connection contact Duke Power 1-800-777-9898
- c. For Gas Connection contact PSC of North Carolina 1-877-776-2427
- d. For Cable Connection contact Time Warner Cable 1-888-890-7515 or MI – Connection 704-660-3840

The Board welcomes you to the community.

3. How does the board communicate with the association?

- a. The board typically meets once per month. Meeting minutes are posted on the web site. The date of the next meeting is included in the meeting minutes.
- b. The board emails only important information including social event announcements and meeting minutes. Please sign up at our web site to receive this important information from the board. Go to www.oaktreehoa.com and sign up or send an email to oaktreehoa@yahoo.com
- c. The board maintains a web site and updates at least monthly. You can visit the web site often at www.oaktreehoa.com
- d. Email addresses and phone numbers of the Board are located at the Oak Tree HOA website at www.oaktreehoa.com

4. When are dues paid & due? Annual Dues are \$500 (payable in January of each year), or \$125/Quarter per below:

- Due January 1st (late January 31st)
- Due April 1st (late April 30th)
- Due July 1st (late July 31st)
- Due October 1st (late October 31st)

There is a \$10 (2%) discount for paying the entire annual dues in January. There is a \$10 late fee for payments not received on time.

5. What expenses do my dues cover?
 - a. The biggest expenditures include maintenance of common areas (including landscaping), maintenance of amenities (i.e., pools), management company fees, social events, and community improvements. You may
 - 1). request a current profit & loss statement from Bumgardner Association Management by contacting us at 704-829-7878 or emailing Jaime@bumgardneram.com
 - 2). visit the www.oaktreehoa.com and click on Powerpoint presentation or Annual Budget.
6. Where can I get a copy of the Governing Documents which include Articles of Incorporation, Bylaws and Covenants, Conditions and Restrictions?
 - a. They are available online at www.oaktreehoa.com.
7. Why are these Association Governing Documents important?
 - a. Many of your neighbors take pride in the neighborhood and want the management company to strictly enforce the covenants up to and including fines. Note that a hearing is required for the covenant violator to explain reasons of non-compliance prior to the board levying fines
8. What are the most common non-compliance issues?
 - a. Parking boats, campers, trailers & jetski's in the driveway. – Article 7.03 of the Declaration of Covenants states that no boat, trailer, recreational vehicle, camper, camper truck or commercial vehicles shall be parked, stored or left on any undesignated part of the Common Area or on any other part of a Lot (see Article 7.03 for more details).
 - b. Leaving trashcans out on non pick up days - Article 7.09 of the Declaration of Covenants states those sanitary containers must be located in an appropriate areas screened and concealed from view. (see Article 7.09 for more details).
 - c. Lawn maintenance issues - Article 6.02 of the Declaration of Covenants states that each Owner at all times shall maintain, repair and otherwise be responsible for his lot and improvement thereon (see Article 6.02 for more details).
9. What do I do if I want to make changes to my home, landscaping, structures, fences, etc.?
 - a. Go online at www.oaktreehoa.com and download an ACC application. The application instructs how to file the application. There is a committee made up of at least 3 volunteers from the community who ensure that any changes comply with association guidelines.
10. How do I add my name to the Boat Storage waiting list?
 - a. Email Jaime with Bumgardner Association Management at Jaime@bumgardneram.com
11. Who do I contact if I notice a covenant violation or problem with common area?

Contact Bumgardner Association Management at 704-829-7878 or you may report it online at www.bumgardneram.com