

The Oakbrook Quarterly

Fall 2022

PRESIDENT'S MESSAGE

By Marci Meyer, HOA President

Hello Fall -

My favorite time of year, warm days and cool nights. The neighborhood is still buzzing with people in their yards, kids playing and riding bikes and the colors are changing and so pretty. As I've mentioned before, I love to walk around our neighborhood and through the nearby paths and parks and this is my favorite time of year to do so. Our neighborhood looks beautiful and it is easy to see that our neighbors take a lot of pride in their homes. The HOA has dealt with far less issues than in the previous year and that is very much because you all are taking care of your homes and responsibilities. Thank you.

We are still in need of a communications specialist. You need not be an expert to apply, just willing to learn and help out. There are four of us currently on the board, all with daytime responsibilities, we would love additional help. If you are not able to take on the responsibility of the position but you would like to help out in the neighborhood, that would be great - you could plan a neighborhood event such as a trash clean-up day or an ice cream social or you could host one of our dumpster days. Please just reach out as the opportunities are endless!

If you have not yet done so, please send in your annual dues. The ask is only \$35 and goes a long way to keeping our neighborhood amazing.

Take care of yourselves and your neighbors.

Best - Marci



Annual Homeowners Association Meeting

When: Monday, November 14, 2022 at 5:30 pm

Where: Southglenn Library- Meeting Room B

6972 S Vine St, Centennial, CO 80122

Library is located in the Streets of Southglenn Mall on the southwest corner of E Arapahoe Rd and University Blvd

OAKBROOK HOA BOARD MEMBERS

President

Marci Meyer

Vice-President

Joe Chalupa

Secretary

Ashley Hudson

Treasurer

Joanne Johnson

Communications

Coming Soon!

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Sign Up for the online version of the newsletter at:

www.oakbrookhoa.com

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Pay your dues online via secure PayPal checkout here:





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COVENANT CORNER

By Joe Chalupa, HOA Vice-President & Covenant Committee Lead

Homeowners of our Oakbrook have completed many projects this year including landscaping, building additions, remodeling, installation of solar temperature control units, new fencing, and even great looking flower beds. Thank you to the homeowners and/or rental residents that have enhanced the values and appearances of the individual residences and neighborhood, and have done so much in a continuing effort to make our community the best in the area!

The following items are the most common that have drawn concerns about covenant violations from the home owners and/or residents of our community:

- 1) In some cases, trailers, including campers, being stored at a residence for more than the allotted time for loading and unloading in front of the front set back of the residence and not behind a 6-foot privacy fence as required by the covenants. Generally speaking, a letter from the covenant committee has reminded those persons in violation of the covenants, and had been immediately corrected. Please, always be aware of the covenant restrictions on any trailer being parked at your residence. Thank you for following the rules, and/or positively responding to such reminders!
- 2) Trash containers must be stored, when not in immediate use for trash pickup on your scheduled trash pickup day, not visible from the street or neighboring residences.

As Vice President of our HOA, I find that it is important for me to discuss something that has slowly been changing in our neighborhood. Our population is becoming younger! This is great, not only from the standpoint of providing some well thought out upgrades to the community, but by these upgrades maintaining a steady growth in our property values. It is these young families that keep our schools viable and our community strong. Over the last few years, especially since being voted in as an HOA officer some 3 ½ years ago, I have seen this as a great positive for our community. Yet, I have noticed that there are a certain few in Oakbrook that would rather our community become their “retirement” community, and are less than tolerant of the young families that move in... those very people that give our community the vitality, we must maintain to keep the property values up. This will all go away if we lose the schools that these young families keep here. We do not want to lose the very reason you, the long-time homeowners, often 30 or even 40 years ago, picked this area to raise YOUR children. Even though we, because of property values appreciation during that time, are reaping the benefit of having paid probably somewhere around \$100,000.00 for our home which is now valued at \$650,000 to \$750,000 or more! We need to think back to when we were raising our children! Often, we would sit on the back patio drinking a glass of juice or wine, and relaxing... yes, in my mind I can still hear our children playing in our backyard(s) and in the neighborhood. Now those same children we raised have OUR grandbabies! Those are the young people that now need a nice community to move into, with great schools and a friendly, great neighborhood for these grandbabies to play. To emphasize what I am talking about, I have recently heard of two wonderful, young families with small children whom had purchased their new home, and moved into Oakbrook because they found the “perfect place” to raise their families. Yet, they sold and moved elsewhere because they did not want to raise their children around “grumpy” intolerant neighbors! Please do not be that neighbor, to these young families, just because you may be hoping the community becomes your “retirement” community. This is not good for Oakbrook and will certainly be a cause for our wonderful Oakbrook community to decline!

JUST FOOD FOR THOUGHT!

Thank you,
Oakbrook Covenant Committee

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The Treasury

By Joanne Johnson, HOA Treasurer

Hello, Oakbrook!

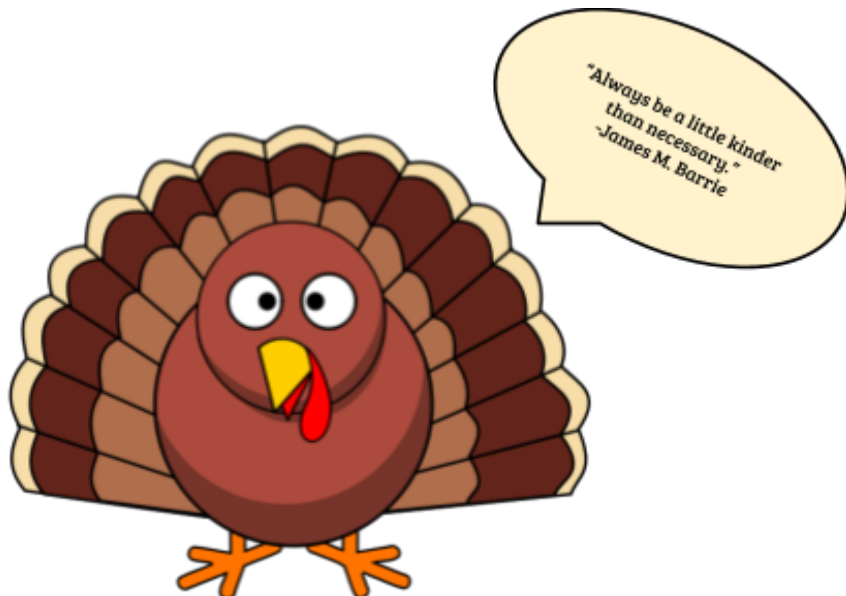
So far we have had 29% participation in dues payment for 2021 resulting in less than \$6000 raised this year for activities like Dumpster Days, Food Truck Nights, neighborhood beautification such as weed spraying and sign upkeep, and covenant enforcement which keeps our home values high. If you have paid your dues already this year – thank you for contributing to our community! If you have not yet paid, please remember to visit our website to pay via PayPal or send a check (made out to Oakbrook HOA) to our PO Box.

We will discuss the state of finances at our annual meeting. See you in a couple weeks!

As always, if anyone has questions about what the dues pay for, or what our neighborhood expenses are, please feel free to reach out! I am happy to answer any questions, and make our neighborhood finances as transparent as possible.

-Joanne Johnson

See the income statement for 2022 to date on the back of this page



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Oakbrook HOA				
Income Statement				
January thru October 24, 2022				
				For Reference:
				Oct 2021 Totals
Operating Revenue				
	Dues Received	\$5,594.14		\$7,012.62
	Total Dues Received		\$5,594.14	
Operating Expenses				
	Bank Fees		\$24.00	\$61.00
	Contests (Neighborhood)		\$150.00	\$300.00
	Dumpster Days		\$ -	\$ -
	Facility Rentals		\$ -	\$ -
	Insurance Expense		\$1,710.60	\$668.80
	Legal Fees		\$ -	\$1,064.12
	Maintenance (Neighborhood)		\$1,480.50	\$1,944.85
	Newsletter Expense		\$242.77	\$807.02
	P.O. Box Rental		\$182.00	\$146.00
	Stamps Expense		\$ -	\$11.00
	State Fees		\$40.00	\$48.00
	Website Fees		\$146.50	\$ -
Total Operating Expenses			\$3,976.37	\$5,050.79
Net Income from Operations			\$1,617.77	\$1,961.83
Other Income				
	Interest Income		\$7.22	
	Refunds and Credits		\$531.30	
	MISC Income		\$ -	
Other Expenses				
			\$ -	
Net Nonoperating Expense			-\$538.52	
Net Income YTD			\$2,156.29	\$509.41