

Letter From the President

February 1, 2023



Hello Blue Quail Ridge Members,

My name is Gina Hudgens-Perry, and I have just completed my first month serving as your new President. I stepped in to serve the remainder of James Jansen's term, as he needed to step away for personal reasons. I want to thank everyone for your warm welcome and support.

For those of you that haven't met me yet, I purchased my home in 2004 and have remained a proud resident of the community ever since. I retired from a major global corporation in 2018 where I served more than 30 years as a District Manager, and Resolution Advocate. My final years were in the legal division arbitrating cases during a time when some misleading information permeated the public domain creating quite a PR challenge. I have learned from this that the truth isn't always the driving factor. Sometimes perception, no matter how ill perceived, can be just as causal. Therefore, as I serve in this capacity, I promise to always be transparent in an attempt to avoid misperceptions.

That said, I have some great news to share with everyone. The Board has been busy during the month of January working on your behalf. The much needed resurfacing of the pool is contracted and scheduled to occur after the last freeze. The Board has been working toward this needed repair for the last several seasons, and faced delays caused by COVID, scheduling issues, and contract surprises. However, as our Treasurer has communicated to me, as well as previous Boards, he has set aside funds in a separate account to be used towards any needed maintenance. This year, the pool repair was our first priority, as we learned from past years that the few plastering companies out there book up very fast.

In addition, we have been creating savings in our proposed budget to make pool and other needed repairs happen in 2023. We have renegotiated a proposed contract with a new landscape company that will save our HOA over \$6000 from our proposed 2023 Budget, which is now earmarked to supplement the pool repairs and reappropriated for other prime expenses. This new company will provide much needed trimming of our trees in February, and repair damage in the pool pump house in March. The Women's Bathroom in the Pool House will also receive a much needed coat of paint. A bid to stain the Park Pavilion has been collected, and will be worked into our budget as soon as possible. The Board is aware of other potential needed maintenance, and will do the best to fit each project in, but this year the priority is the pool resurfacing. I hope you all agree.

Other great news is that we have contracted for an extra weekday hour of Lifeguarding at the pool in order to reserve the quite popular Adult Only Swim time. Our 2023 Adult Only Swim will happen from 11:00 to 1:00 Tuesday through Friday.

In order to save money this year, our Annual PicNik will be the "5P" Pizza Party, celebrating our **P**ark, **P**avilion, **P**layground, and **P**ool while enjoying some **P**izza. We scheduled it to kick off the summer fun on June 3rd. We hope to see you before then for Pool Tag Distribution Days on May 13th and 20th. Check the BQR Homeowners Website for times. You can also collect tags

on June 10th. Please make sure that your Dues are paid to avoid delays in receiving your tags. We want everyone to splash around in the pool this year!

Let me invite you, as well, to join our committees! We have already had some Kick Off Meetings, and I plan to schedule more. The descriptions are posted on the website, and we want to recruit even more volunteers, so that your voice can be heard and your thoughts can be reflected in the governing of this community regarding issues that may ultimately affect you!

On that note, we do have CC&Rs in force. I implore all of you to embrace them and adhere to the spirit of our covenants. As we approach spring and flowers start to bloom, please keep in mind that we all have a fight on our hands to keep weeds and overgrowth at a minimum, especially in these Oklahoma winds that carry those unwanted weeds into our yards. Our lawns are meant to contribute to the aesthetic beauty of our neighborhood by remaining cultivated with mostly grassy areas and manicured flower beds. Lawns are supposed to be mowed regularly to keep grass height between 3" to 5". Fences and structures are required to be in good repair, and maintained. I know it's an effort, but it makes a big difference.

I ask all of you to review the CC&Rs. There are parking restrictions in our neighborhood. Non operational vehicles are not allowed even in driveways, and there are restrictions on the overnight parking of commercial vehicles. The Board established a Vehicle and Parking Committee for those that wish to take a deeper dive into these restrictions, but for now they remain in force. The same goes for temporary storage containers, porta potties, and dumpsters, which are only allowed during periods when construction projects are underway.

Due to the dissatisfaction within our community about the enforcement of these regulations, there is a movement among some of our residents calling for the implementation of even more stringent restrictions and the imposition of fines. I once lived in a community like that, and I can honestly report that it is much more pleasant if everyone simply takes pride in their homes, contributes to the beauty of our neighborhood, and complies with the CC&Rs that you agreed to follow when purchasing your properties. So in a sincere and heartfelt plea, I will ask that everyone cooperate and get along. We have so much fun in this neighborhood, and I would like to keep the smiles flowing.

In that mind set, I and your very capable Board will continue working diligently on your behalf. I look forward to meeting you in the spring.

Very Truly Yours,
Gina Hudgens-Perry
President
Blue Quail Ridge Homeowners Association