

## RED OAK HILLS HOMES ASSOCIATION, INC.

### Frequently Asked Questions

#### 1. How many homes are there in Red Oak Hills?

There are 267 homes in Red Oak Hills. In addition, there are 5 vacant lots plus one lot that was split and is owned by 2 residents.

#### 2. Is membership in the Homes Association required?

Most, but not all, property owners in Red Oak Hills are required to members of the Homes Association.

As of May 2022, membership is required for 204 property owners and an additional 56 property owners in Red Oak Hills pay dues and enjoy the benefits our Homes Association offers. Currently there are 13 property owners that do not pay dues and are not part of our Homes Association.

#### 3. Why isn't Homes Association membership required for all property owners?

According to available records, deeds for 86 lots in Red Oak Hills were recorded before the Homes Association was created. Once the subdivision developer formed our Homes Association, deed restrictions for the remaining 187 lots required each of those property owners to be members of the Homes Association. In recent years, 17 of the original 86 lots have been added to the number of lots where membership in the Homes Association is required.

#### 4. What are the benefits of Homes Association membership?

There are many benefits of Homes Association membership. For example, to promote a sense of community in Red Oak Hills, Homes Association members enjoy social functions throughout the year. To keep Red Oak Hills attractive and protect your property values, the Homes Association maintains the monument signs and landscaping at the entrances to our subdivision, maintains the subdivision's recreational areas such as the walking trail and green space, and monitors compliance with applicable property restrictions. Additionally, the Homes Association arranges multi-year contracts for the collection of trash, recycling and yard waste so our members benefit from lower costs for these services.

#### 5. Does Homes Association membership add deed restrictions to my property?

No. Membership in the Homes Association does not add or change any deed restrictions on your property. To see if your property has deed restrictions click on this link: [Restrictions Map with DS \(redoakhills.org\)](https://redoakhills.org) or check your title insurance policy.

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### **6. How is the Homes Association managed?**

The Homes Association is managed by a nine member Board of Directors. All Board members are residents of Red Oak Hills. Board members serve voluntarily and are elected by the Association membership for three year terms. Each year there is an election to fill three open positions.

### **7. How are my annual dues payments used?**

Approximately 50% of dues payments are used to pay for the collection of trash, recycling and yard waste. Another 25% of dues payments are used to pay for grounds keeping and maintenance of the subdivision entrances and other common areas. The remaining funds are budgeted each year to pay for social events and other miscellaneous costs. In December of each year the budget for the next year is approved by the Board of Directors. The annual budget can be found here: [ROH Financials \(redoakhills.org\)](https://redoakhills.org/ROH-Financials).

### **8. How can I volunteer to help?**

To volunteer to serve your neighborhood, please contact any Board member. Board member contact information can be found here: [About Us \(redoakhills.org\)](https://redoakhills.org/About-Us).