



# Oaks of Savannah

Date: January 3, 2005  
To: Oaks of Savannah Association Homeowners  
From: Oaks of Savannah Association Board of Directors  
Re: 2005 Dues

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Attached is your 2005 Dues Statement as well as the 2005 Annual Budget. This budget is set up to enhance your neighborhood by maintaining the entrance monument, maintaining and replacing necessary landscaping in common areas, as well as general liability and directors and officers insurance. Centex has been paying these costs to date.

Homeowners that close on their homes in 2005 will pay their 2005 dues at closing, for those individuals, no payment is due at this time. However, if you would please update your contact information and return to our offices, we will update your contact information.

If you have any questions with regard to Oaks of Savannah Association or your 2005 dues, please call Roxie Kraai with Centex Homes at 952-988-8237.



Please cut payment coupon and attach to 2005 Dues Payment

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Name _____	Amount Due <b>\$100</b> _____
Address _____	Amount Paid _____
_____	Check # _____
Home Phone _____	Date Sent _____
Email Address _____	<b>Date Due February 1, 2005</b>

Return to:  
Oaks of Savannah Association  
c/o Centex Homes  
12701 Whitewater Drive #300  
Minnetonka, MN 55343

**OAKS OF SAVANNAH ASSOCIATION  
PROPOSED ANNUAL BUDGET  
CALENDAR YEAR 2005**

<b>INSURANCE</b>	
General Liability	600
Directors & Officers	300
 <b>ADMINISTRATIVE</b>	
Postage, copies, supplies	50
 <b>WATER BILL FOR IRRIGATION SYSTEM</b>	
Winter - minimum service fee of \$4.67 applies (6 months)	28
Summer - assume \$150/month (6 months)	900
 <b>IRRIGATION SYSTEM SERVICE</b>	
RPZ Valve inspection	250
Miscellaneous Repairs	150
Start-up and Shut-down	160
 <b>MOWING/WEEDING/MAINTENANCE</b>	
Monument Maintenance	40
Monument (Annuals)	250
Remulch tree and shrub beds	500
Maintenance of storm water pond (may not occur yearly)	100
Maintenance of landscape easement area along West Hayden Lake Road \$400/month (6 months)	2,400
 <b>MISCELLANEOUS RESERVES</b>	
Landscaping replacements	300
 <b>TOTAL BUDGET</b>	 6,028
<b>NUMBER OF HOMES IN OAKS OF SAVANNAH ASSOCIATION</b>	60
 <b>YEARLY ASSESSMENT PER HOME</b>	 <b>\$ 100</b>



# Oaks of Savannah

Date: January 3, 2005  
To: Homeowners of Oaks of Savannah Association  
From: Board of Directors of Oaks of Savannah Association  
Re: Oaks of Savannah Association Important Notes

Please take a moment to read through the following information regarding your neighborhood. The following are several questions that have recently come up in discussions with homeowners in your neighborhood:

1. **What does my dues payment cover?**
2. **What do I do if I think my neighbor is violating a City of Champlin ordinance?**
3. **What kinds of improvements require Association approval?**
4. **What kinds of improvements require that I obtain a permit from the City of Champlin?**
5. **Is storage of vehicles, trailers, boats and other recreational items permitted?**
6. **What do I do if my neighbor does not clean up after their pet?**
7. **What do I do if I notice suspicious activity in my neighborhood?**

#### **What does my dues payment cover?**

The dues that have been collected to date have been held in an account in the name of Oaks of Savannah Association for future use. The dues assessments that you have been paying will cover the costs of General Liability Insurance, Director and Officer's Insurance, maintenance costs of monuments and common areas, and administrative costs such as copying and postage. The Oaks of Savannah Association has not recognized any costs to date other than minimal monthly fees for your banking. Upon neighborhood turnover, all funds from the association account will be turned over to the new homeowner board.

Included in this mailing is your dues statement for 2005 as well as the 2005 Annual Budget.

#### **What do I do if I think my neighbor is violating a City of Champlin ordinance?**

The best course of action if you feel that your neighbor may be violating a City of Champlin ordinance is to contact the City of Champlin directly at 763-923-7111.

#### **What kinds of improvements require Association approval?**

Your association has been created in a fashion that allows you to make improvements without receiving Board approval as long as the improvements fall within the requirements of the

Declaration. Some of the improvements that have specific requirements include, but are not limited to, the following:

1. Fencing
2. Dog runs or dog houses
3. Children's play equipment
4. Swimming pools
5. Accessory structures such as storage sheds

If you are not sure certain about whether or not your improvement falls within the requirements of the Declaration, please feel free to submit your request to the Board of Directors.

Requests for improvements should be directed to the following address:

Oaks of Savannah Association  
c/o Centex Homes  
Attn: Ms. Roxie Kraai  
12701 Whitewater Drive  
Suite 300  
Minnetonka, MN 55343

Phone 952-988-8237  
Fax 952-936-0486  
Email [rmkraai@centexhomes.com](mailto:rmkraai@centexhomes.com)

Improvement plans should show the nature, shape, dimensions, material and location of the residential structure, alteration, addition or additional improvements.

**Is storage of vehicles, trailers, boats and other recreational items permitted?**

No trailers, motorcycles, boats, buses, motor homes, campers, snowmobiles or other types of recreational vehicles may be parked on any lot or in the street adjacent to any lot for more than 48 consecutive hours unless parked within the garage portion of a residential structure. Motor vehicles must not be stored outside for more than 48 consecutive hours.

**What kinds of improvements require that I obtain a permit from the City of Champlin?**

When in doubt, the best course of action is to confirm this with the City of Champlin directly. Examples of some of the improvements that may require permits are decks, pools, porches, garages/sheds, finished basements, additions, re-roofing, fencing, re-siding, and window/door replacement.

The City of Champlin website, [www.ci.champlin.mn.us](http://www.ci.champlin.mn.us), goes into more detail with regard to requirements.

**What do I do if my neighbor does not clean up after their pet?**

Unfortunately, this is a concern in many neighborhoods. First, we would like to remind those people that do need to walk their pets to be considerate of their neighbors and pick up any waste their pets may leave behind. If you have a particular concern you have a few options: talk to your neighbor about the activity and ask them if they could pick up after their pet, write to the Board and ask them to contact the neighbor, or contact the City of Champlin code enforcement office at 763-923-7111.

## What do I do if I notice suspicious activity in my neighborhood?

Trust your first reaction, if something is happening that doesn't seem right; please dial 9-1-1 or contact the Champlin Police Department.

The following are situations that would warrant a 911 call...

1. Need to have emergency personnel (police officers, fire fighters and emergency medical staff) respond immediately to their location.
2. Witness a suspicious person, vehicle or situation
3. Smell a strange chemical odor

To report non-emergencies, please contact the Police Department at 763-525-6220. We would also like to take this opportunity to remind homeowners of steps that can be taken to protect yourself and your valuables.

### Protecting Your Vehicle and Valuables in Your Vehicle

1. Lock your vehicle when it is unattended - even for short times.
2. Park your vehicle in your garage whenever possible, if it cannot be stored in the garage, park in the driveway close to the garage.
3. Do not store valuables (cell phones, compact discs, laptop computers, purses, etc) in your vehicle. If you must leave them in the vehicle, keep them out of sight.

### Protecting Your Home

1. Close your garage doors when they are not in use.
2. Lock your doors when you are away from your home.
3. When away from your home make it looked occupied by using lights, radios, and televisions on timers or simply left on.
4. Be aware of what is normal for your neighborhood and report suspicious persons and activity to the police immediately.

If you have any questions or concerns with regard to Oaks of Savannah Association, please contact:

Oaks of Savannah Association  
c/o Centex Homes  
Attn: Ms. Roxie Kraai  
12701 Whitewater Drive  
Suite 300  
Minnetonka, MN 55343

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