

Sherman Oaks Homeowners' Association Newsletter

February 2021

SOHA 2021 Dues Collections

Thanks to all our neighbors and the work of Hallmark Bookkeeping and Accounting, our January 2021 annual dues collections have gone well with 84% of residents having paid on time. For the 24 of us who missed the February 5 deadline, we have received a second notice with the \$50 late fee added. Our new cost is \$275, which may be paid online at our web site, shermanoakstrussville.com [preferred] or by check to PO Box 400, Trussville, 35173. Checks sent to the PO box are deposited biweekly.

Regrettably, several our neighbors have avoided at least two years' payments. The second-round invoice lists the total owed including late fees. We encourage long-term non-payers to pay the full amount owed. To honor our faithful residents who pay cheerfully and to protect our properties, we are working with our attorney to do whatever legal means is necessary to collect debts including liens and foreclosure.



SOHA Directors

Consider serving as a director, it is a good way to get to know and appreciate your neighbors and to learn what is happening in our neighborhood and in Trussville at large. Our current directors are **Don McGriff**, president; **Larry Abbott**, vice-president, **Jim Landrum**, treasurer; and **George Fritsma**, secretary. Also serving are **Pam Cargo**, **Jack Evans**, **Mike Ford**, **Eli Kirkley**, **Donna Landrum**, and **Dawn Lunsford**. We invite residents to join our meetings, which are currently held via Zoom.

SOHA History

What has SOHA done for the homeowners? Let's take a trip down memory lane.

SOHA was established in 1990 under the direction and guidance of the late **Sherman Forehand**, the developer of Sherman Oaks. **Michael** and **Dawn Lunsford** became our first homeowners in November 1987. Mr. Forehand advised them that a homeowners' association would be needed prior to the completion of the subdivision. The primary objective of any homeowners' association is to maintain the integrity and beauty of the subdivision, therefore maintaining our property values. Another important goal in establishing/forming SOHA was the maintenance of the entrance and the island that houses the bridge.

Our dues started at \$60 per year. Now, 31 years later, they are \$225 a year. This is a bargain—just check out the yearly dues in the other subdivisions in Trussville—folks, that's only \$18.75 a month! Dues are always subject to change as the prices for goods and services are constantly changing.

Sherman Oaks is one of the most desirable neighborhoods in Trussville. As a matter of fact, there have been 23 houses sold in the last 2½ years! Several have sold within days of listing!

SOHA Accomplishments

Here are just a few homeowners' board accomplishments through the years.

- Newsletters.
- Annual neighborhood meetings.
- Closing documents for home sales.
- Having legal representation on retainer.
- Installation of sod and shrubs in the island.
- Resolved the feline issue at 103 Post Oak.
- Streetlights on both sides of the entranceway.
- Christmas décor at the entranceway and island.
- Streetlights and irrigation at the entrance island.
- Requested Trussville engineers to fill roadway potholes.
- Rental and management of the FLOCK security system.
- Reminders of covenant restrictions and guidelines.
- Updated covenant in 2018 with further updates in 2020.
- Stop signs installed at intersections in the neighborhood.
- Biannual application of mulch under the entranceway trees.
- Welcome packets for new homeowners.
- Food trucks, summer 2020, discontinued by order of the Trussville Police.
- Jug lights—many new sets prepared in 2020.
- Replacing Bradford Pear trees with Crape Myrtles along the entranceway.
- Providing for lawn and shrub care service at the entranceway and island.
- Working with the Parc Brook and Maplewood homeowners' associations.
- Installing, maintaining, and illuminating the flagpole and flag on the island.
- Maintaining electric power and irrigation system at the entranceway and island.
- Working diligently with the City of Trussville over matters affecting Sherman Oaks [see below].
- Meeting with the Jefferson County zoning board pertaining to the Rock Creek development.
- Annual application of fertilizer and weed killer on the entranceway grass.
- Working with developers to prevent the Rock Creek entrance from going through Sherman Oaks.
- Installing and maintaining the granite signs at the entranceway and the granite sign on the island.
- Reporting vandalism, illegal parking, illegal road usage, and suspicious events to the Trussville Police.
- Shermanoakstrussville.com site developed by former neighbor **Marcus Glover** and managed by **Eli Kirkley**.
- Maintaining the entranceway message board. Homeowners are welcome to contact **George Fritsma** at gfritsma@gmail.com to have their message placed on the board.

One of our directors writes, "I'm sure there are many more things that have been done. SOHA is made up of neighbors who volunteer their time and energy. While no one is perfect, the Board does what's best for our community. Board meetings are open, and folks are encouraged to attend if they have questions or concerns. As you drive through our entrance, try to recall all the folks that come to our entrance and island for photos. We have a lovely neighborhood and let us all work to keep it that way!"

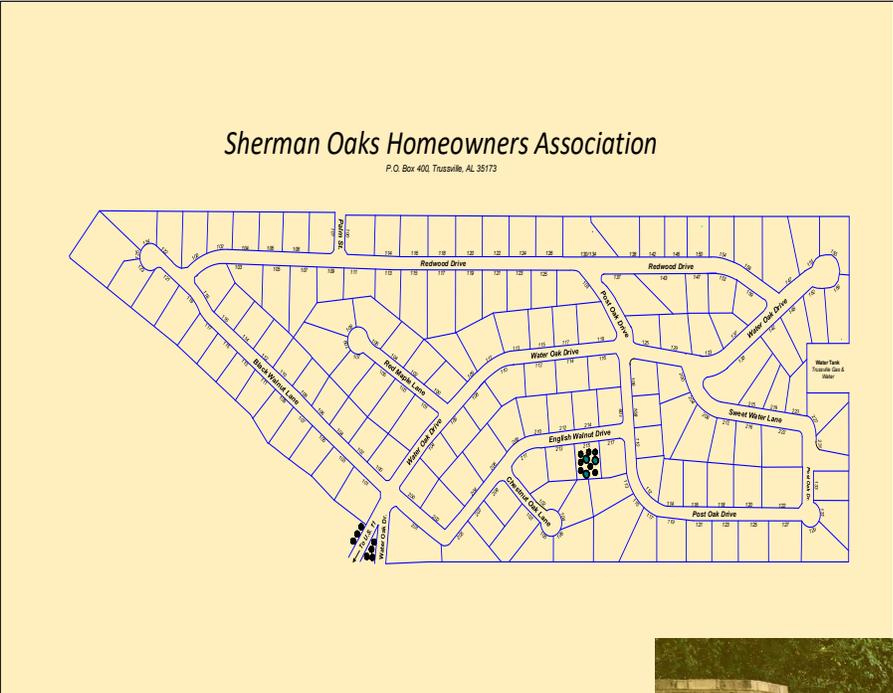
Current SOHA Concerns

Here are some ongoing issues SOHA is addressing.

- We use the FLOCK system to document a count of vehicles passing through our entrance and driving along Back Walnut Drive and Redwood Drive on their way to the Trussville Sports Complex. We periodically speak with Trussville officials to request that speed cushions be installed along this route to discourage speeding.
- We communicate periodically with Trussville police about habitual long-term illegal street parking.
- We've communicated with Trussville engineers about the collapsed banks of the creek that runs through our island and under the bridge. This is a city waterway and Trussville engineers are responsible for repairs.
- We have had periodic communication with the city clerk, mayor, police chief, and fire chief requesting they install four-way stop signs at the limited visibility intersection of Water Oak Drive and Post Oak Drive.

- We have regular communication with the Trussville inspections department about trimming the bushes at 116 Water Oak Drive and the brush at 142 Water Oak Drive, as both cause driving hazards.
- We have asked Trussville officials to install a FLOCK security system at the Palm Drive entrance to the Trussville Sports Complex.
- We have had several meetings with our attorney David Blount to file our covenant, file and release liens, start foreclosure proceedings on long-term dues-delinquent residents, determine official Trussville ownership of the entranceway and island, prepare covenant non-compliance letters, and purchase Directors' and Officers' Liability Insurance.
- We actively prevent investor-owners from purchasing Sherman Oaks properties to rent.

Sherman Oaks Map



Here is our subdivision map, first prepared in 1994 at the time sectors three and four were opened. The SOHA BOD maintains a copy of this map with residents' names appended to each address. You may view a copy of this map during our next general association meeting, which awaits the resolution of our COVID pandemic. To protect members' privacy, the map with residents' names is not distributed to the public.

SOHA Message Board

If you have a message you'd like to place on our board, please send it to **George Fritsma** at gfritsma@gmail.com. Make it short enough for drivers to read. We post yard sales, church activities, birth announcements, school and city information, or anything of general interest to Sherman Oaks residents. The sign also provides our web site address and we sometimes display the speed limit in hopes of controlling traffic to the Trussville Sports Complex.



Budget 2021

Here is our 2021 budget, duplicated from our November Newsletter.

2021 Item	Annual Cost	Monthly Cost	Comments
Alabama Power	\$636	\$53	
AL Power FLOCK Service	\$2000	\$167	
David Blount Attorney Retainer	\$4800	\$400	
Holiday Lights and Design	\$3100	\$258	Store entry jug lights offseason
Dupree Lot Maintenance	\$600	\$50	Charged to Dupree lien
D&O Liability Insurance	\$2000	\$167	Includes entrance liability, current reserve adequate for 2021*
Electrical Maintenance	\$250	\$21	
Flowers and Shrubs	\$480	\$40	Planted & tended by lawn service
Hallmark Bookkeeping	\$3600	\$300	Manage billings, keeps books
Irrigation Water	\$250	\$21	
Irrigation Repairs	\$500	\$42	
Lawn Care	\$7200	\$600	
Legal Reserve Fund	\$2400	\$200	Goal is \$5000 reserve
Mulch	\$2000	\$167	May not need in 2021*
Postage	\$300	\$25	
Web Site	\$178	\$15	
Weed Control	\$450	\$37	
Totals	\$30744.00	\$2563.00	*In 2021, subtract \$4000 for D&O insurance and mulch.