





## News Notes from the Board of Directors

The Flint Ridge Board of Directors has many issues to handle regarding Flint Ridge property. As a residential community still under development, the FRPOA has to comply with the regulations and guidelines given by Housing and Urban Development (HUD.)

A lot of hard work has been done in the past year to meet new HUD requirements and to be able to market POA lots for sale. *Title Opinions* to approximately 700 lots have been the first phase of readiness. We are quieting title to many of those lots, and there are many lots ready for sale now. Soon this process will be complete, and thereafter we will proceed with the same method on additional lots. Some preliminary marketing has been started using table top advertizing and tourism magazines.

There are numerous property owners who are delinquent in their POA fees. The FRPOA has proceeded with foreclosure action on these accounts.

The FRBOD is pleased that Mike and Janet Eason have accepted a contract to operate the Deer Valley Restaurant and Bar. Opening date for food services was March 8, 2011. Mrs. Eason also provides the lunch preparations on Tuesday and Thursday of each week for the Seniors. These meals are served in the Community Room of Deer Valley Club House for a minimal fee to FR Seniors.

The first draft of the Revised Covenants for Flint Ridge has been received from legal counsel. The Original Covenants, written 35 years ago, were specific for the original Developer. The greatly needed revision of the Covenants will update and streamline the document to reflect the current status of Flint Ridge, with a consolidation of language for all blocks and areas. The process for completion of the Covenants is due by 2014. The New Covenants must be approved by the property owners before they go into affect.

In preparation for the summer season of activities in Flint Ridge, please review the new improved *Standing Rules* and *Welcome Packet* now found on the official FR website [www.flintridgeresort.com](http://www.flintridgeresort.com). These documents are also available to POA members at the Administrative Office and have a wealth of information about the use of the wonderful amenities available to Property Owners and their guests.

R. Hodges, FRBOD member reporting



**Kurt G. Robinson**

Muskogee, Oklahoma

**My qualifications for the Board of Directors of Flint Ridge:**

I have served on the Board of Directors of Flint Ridge POA since the summer of 2007. I was elected Vice President in 2008 and was elected President in 2009 and 2010, by my fellow board members. As President, I have brought Flint Ridge into full and complete compliance with the federal agency, HUD, and have negotiated the end to disparaging litigation. I have been influential in revamping the ACC guidelines, establishing a professionally written New Member's Packet and Standing Rules document, and have served on the Covenants Committee. I believe Flint Ridge has seen steady improvement over the past few years, which is a reflection of my leadership of a Board that has a positive attitude and a vision to move forward, focusing on making policy that will result in growth, development and a thriving future for Flint Ridge.

I am also the President of the Board of Directors of Save The Illinois River, Inc., (STIR), a non-profit organization with hundreds of supporters throughout northeastern Oklahoma and the region. STIR is chartered to protect the Illinois River, Barren Fork, Flint Creek and Lake Tenkiller. As President I am current with the issues that deal with the Illinois River watershed, and correspond with legislators and scenic river commissioners on matters that affect the watershed, and that will affect Flint Ridge.

For over twenty years I have been owner and President of Egret Operating Company, an oil and gas production company. Among numerous responsibilities, I deal with contract negotiations, operating agreements, and have an excellent understanding of corporate accounting. These skills are valuable experience for a board member.

I have a Bachelors degree in Geology from the University of Oklahoma, 1977.

**My outlook on the future of Flint Ridge:**

Flint Ridge is a wonderful, special place, and we must continue to keep focused on reaching its fullest potential. The work we've done refurbishing our amenities and fulfilling our legal requirements as developer of the community is essentially rebuilding the foundation of Flint Ridge. This work is preparing Flint Ridge to grow, which is fundamental for its future.

Security, amenities, roads and improvements will always be a focus; however it is the growth of the population that will enable us to provide these items in top-notch fashion.

Most important for growth will be the communication and teamwork of the Flint Ridge POA and the Flint Ridge Rural Water District mapping out a strategy that will be beneficial to our current members as well as to the future development of the community. Furthermore, good communication between the Board, its committees, the General Manager and the membership is essential.

I am optimistic that we will continue to move forward, and that the future of Flint Ridge is very bright.



**Jo Langston  
Kansas OK**

My husband and I have been property owners for nearly 25 years now and permanent residents for 15 years. Flint Ridge has such great potential to grow and prosper but in order for it to do so, community interest and participation is vital. Everyone needs to give of their time, effort, and individual talent in order to insure that Flint Ridge becomes the premier gated community with its resort amenities that we envisioned it to be at the onset of becoming Members. In other words, become involved. I would like to be a part of realizing that goal.

For the past 18 years, I have been employed as a professional medical transcriptionist, both in an acute care hospital setting and currently for an Internet transcription service.

In the remote past, I have been a part of a team of many volunteers who worked to restore the Ridge back to its original beauty by renovating various amenities and participating in community-oriented activities and projects.

Presently, I hold the position of Secretary on the Board of Directors and also served as Secretary of the Covenants Review Committee. This Committee met for 3 years, with a total of 61 meetings, and was formed to propose amendments to the outdated Covenants that were instituted by the original Developer and which are no longer pertinent to the modern day Flint Ridge. These Proposed Amendments to the Covenants are now being reviewed by an attorney who specializes in POA endeavors to insure they comply with State Statutes, and that the POA is within the boundaries of their authority to amend. I look forward to remaining on the board of Directors to realize the outcome of our efforts.

A Board Member has the obligation and the responsibility to make wise decisions for the betterment of the entire community. I am a strong advocate for communication with the Membership, and repeatedly reference all pertinent Governing Documents needed to help with decision making.

Deer Valley Golf Course

Results from the 14<sup>th</sup> Annual Iceman Tournament held April 2nd & 3rd

Overall

- 1<sup>st</sup> Haddock/Haddock
- 2<sup>nd</sup> Hummingbird/Perry
- 3<sup>rd</sup> Longcrier/Roy

Scramble

- 1<sup>st</sup> Longcrier/Roy
- 2<sup>nd</sup> Thompson/Bradshaw
- 3<sup>rd</sup> Ellis/Dunham

Best Ball

- 1<sup>st</sup> Hummingbird/Perry
- 2<sup>nd</sup> Haddock/Haddock
- 3<sup>rd</sup> Gillis/Whaler

Alternate Shot

- 1<sup>st</sup> Haddock/Haddock
- 2<sup>nd</sup> Hummingbird/Perry
- 3<sup>rd</sup> Vincent/Berrios

Upcoming tournament  
17<sup>th</sup> Annual Kansas High School Tournament May 21<sup>st</sup>  
Course will be closed during tournament

# RVII Monthly Potluck Party

When: 3rd Saturday of every month

Where: RVII clubhouse

Time: 6:30 to ???

What: Potluck - bring your favorite dish, appetizer, or dessert to share. We usually have a theme. Coffee and tea are provided

Why: Besides the good food, we always have a lot of fun. There are door prizes as well as a 50/50. We have had a funny ventriloquist, live music, bingo, a movie night, a chili cook-off, a barbeque cook-off and more.

Who: Any Flint Ridge member that is

in good standing plus family and friends.

Want to be on an email list for the theme, date, time and other reminders? Send your email address to: [adelpatool@sstelco.com](mailto:adelpatool@sstelco.com) and I will add you to the list.

## Fire Department

The Flint Ridge Fire Department will be having their annual breakfast and open house Saturday July 2<sup>nd</sup>. Breakfast will be from 8 am to 10 am with open house from 8 am to 12 pm. A Vet Clinic will be available from 9 am to 12 pm. A serious issue we are having when cell phones are used to call 911, is the call may not go to the

Adair or Delaware County dispatch. The cell phones are sometimes bouncing the calls to towers as far away as Tulsa and Oklahoma City, this in turn slows the dispatch time, which can be critical in an emergency. In case of an emergency and you must use a cell phone, you should program the following numbers into your phone:

Adair County 918-696-2108

Delaware County 918-253-4531

Also, please make sure your house number is visible from the road to help locate addresses in an emergency.

## Dear Property Owners

Summer season at Flint Ridge officially starts on Friday May 27, Memorial Day weekend. I encourage you to come and see the improvements made to the amenities this past winter and spring. The facilities have been noticeably improved and we anticipate a great and fun summer in store for

property owners of Flint Ridge. The grounds will soon be busy with lots and lots of families camping, golfing, fishing and canoeing the Illinois River, hiking, relaxing, and just enjoying the beauty and quality of life that is available here year round. Come and experience the Flint Ridge community,

there is nothing like it anywhere!

Best regards,

**Opportunity seldom  
knocks twice.....**

**Proverb**

Mark Rounds

General Manager



RIVER FLOODING ROUND-HOUSE VIEW 4-26-11



LUPER HOLE 4-26-11





1 PIONEER COURT  
KANSAS OK 74347  
918-597-2101  
flintridgeresort.com  
flintridge@sstelco.com



**The Flint Ridge Animal Shelter/FRAMP** is selling t-shirts for \$12 each. Shirts are available in blue or yellow—adult sizes available are Med, large and X-large. Money goes to help cover medical expenses of the shelter animals. To purchase a shirt contact Susan at 918-597-2101 or e-mail



**LOST CAT,**  
last seen April 1st  
near fire house,  
answers to Reggie.  
May have injured  
hind leg. Reward.  
Please call  
918-292-9230.

**CONGRATULATIONS TO ELAINE GRIFFITH**

March brought a surprise visit from Rick Lutz with Securitas to Flint Ridge. Rick was here to award Elaine (our security dispatch supervisor) the honor of being named Officer of the Year.

Elaine believes in a better Flint Ridge and goes the extra mile to make sure things run smoothly.

Congratulations Elaine!!

