



FRPOA

# FLINT RIDGE COMMUNITY NEWSLETTER

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Greetings,

2011 is nearly at end. It was a very challenging year for Flint Ridge as we encountered record weather that included heavy snow, flooding, a devastating tornado, intense heat, and even earth quakes. Also, the struggling economy of the nation and the state has seen it's ups and downs, much like the weather here. But through all of this adversity the beauty of Flint Ridge shines through every day in some way or another.

Like all communities, the new year presents financial challenges for the operation of Flint Ridge. The hard facts are the reality. There are infrastructure issues, and quality of life standards that the Board and management are addressing and planning for that will extend into the next 5 years. As an example, keeping asphalt roads in a safe and drivable condition is a constant and ongoing challenge for the general maintenance department. Regular grading of the dirt/rock roads is necessary also to just maintain safe drive ability. In the past, Flint Ridge has basically operated with zero based budgets, so repairing asphalt sections and pot holes can only go so far. When new asphalt overlay costs are currently estimated to be \$80,000 per mile, and chip and seal is not much less, it is unlikely and unrealistic that new surfaces can be completed in a yearly budget which is zero based with no contingency. This creates a reactive approach to maintenance and operations because there are barely enough funds to operate and repair and no extra cash for major repair or replacement. For instance, the front entry gate bridge is 30 plus years old and deteriorating (but currently safe) and must be repaired in the next 3 years. The estimate is \$75,000, providing that maintenance does part of the demolition and dirt work. Another fact is that all facilities on common property must be maintained properly and safely to prevent costly deterioration, and cover yearly depreciation costs. Also, for the safety of property owners and their property, the cost to provide security regularly which includes the operation and repair of the gates as well as dispatch and patrol (\$240,000 a year) is a big piece of the operational budget. This is merely a snapshot of what the Flint Ridge Board and management is currently facing to operate in the next year and into the future.

Looking forward to the future and after considerable thought and deliberation with all of the above in mind, the Board voted at the November meeting to increase dues to \$70 a month beginning January 2012. The increase in revenue will now enable management to be more proactive in the approach we take to maintain, repair, refurbish or replace what is needed here at Flint Ridge. With the operations funded sufficiently, this will allow for a contingency in the budget that can pay for certain emergencies that may occur such as the tornado damage and ice storms. We can now follow a strategic 5 year plan that identifies road projects, bridge repair, facility refurbishment, and other important needs. This will definitely require saving money annually from yearly revenues in order to systematically fund the priority projects. This will be the beginning of a methodical process that will require responsible and careful evaluation by the Board and management.

Having said all of this, the good news is that Flint Ridge has now satisfied all HUD requirements in order to sell property. Recently 600 lots owned by the POA were successfully quiet titled by an attorney, which means the titles are now clear of any problems. This allows management to resume selling POA lots once again. Any sales will be additional revenue to our budget, including more dues paying members. Additional revenue from POA lot sales is the key to our future. It can potentially generate the much needed funding for future improvement projects that the Board and management identify to accomplish for this community. I am currently in contact with a legitimate, responsible and credible developer that is interested in potentially buying POA lots then building affordable homes in Flint Ridge. This is not a certainty, but it is a good possibility and a hopeful beginning. A successful sales program requires effective marketing, so I am working on a concept that includes partnering with the developer to accomplish that. In any event, POA lots will be marketed to some degree this year as well.

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At the end of the day, operational efficiency is still the key to any successful budget and business. Streamlining general maintenance, security and golf course operations are the main focus. This requires minimizing expenses that do not jeopardize the safety and quality of life of an organization. Therefore, the Board and management will continue to utilize cost effective measures, but maintain quality of life for the property owners. I truly believe that Flint Ridge is in the process of crossing a threshold that will lead to a bright and positive future. I know without a doubt that the potential here is endless and that the time is coming for Flint Ridge to reap the fruits of it's labor. There is not a more beautiful or natural and peaceful place anywhere to live or spend quality time with your family and friends. Please take time to enjoy what we do have here at Flint Ridge.

Have a Merry Christmas and a Happy New Year!

Mark Rounds  
General Manager

*"It is a mistake to look too far ahead. The chain of destiny can only be grasped one link at a time"*  
(Sir Winston Churchill)

FLINT RIDGE  
VOLUNTEER FIRE  
DEPT.  
2012 ANNUAL FIRE  
DUES \$40  
MAIL TO:  
3 HIDDEN VALLEY  
TRAIL  
KANSAS OK 74347  
HAVE A SAFE  
HOLIDAY SEASON



**NO SENIOR LUNCHESES  
THE WEEK BETWEEN  
CHRISTMAS AND  
NEW YEARS!**



	<p>With heavy hearts many members of Flint Ridge mourn the passing of Bob Jaggars, a resident of RVII. The former steel worker from Wichita, Kansas was known for his sense of humor and instant smile. Mr. Jaggars was known as "Bob the Builder" a term of endearment given affectionately because he volunteered graciously to help on any cause or for any person.</p> <p>Bob spent hundreds of hours and numerous days assisting at God's Little Bread House with other volunteers from Flint Ridge.</p> <p>Without doubt, if there was a project or a construct site at RV II or the surrounding area, one could expect to see him with tools in hand.</p> <p>The next time you drive by RVII, please note the beautiful pavilion adjacent to the club house and know that Bob-the-Builder had a huge hand in its construction</p>	

## 2012 BOARD OF DIRECTORS BUSINESS MEETING SCHEDULE

JANUARY 28	AUGUST 25
FEBRUARY 25	SEPTEMBER 29
MARCH 31	OCTOBER 27
APRIL 28	NOVEMBER & DECEMBER
MAY 26 ANNUAL	COMBINED DECEMBER 1
JUNE 30	
JULY 28	



Our condolences to long time property owners Tom and Kate Baker and our Golf Course Superintendent Mark Baker on the loss of their son and brother.

## FLINT RIDGE RURAL WATER DISTRICT

### RESTAURANT HOLIDAY HOURS

The Deer Valley Restaurant will be closed December 24th thru January 2nd.

### WINTER HOURS

Open Tuesday thru

Saturday

7:00 a.m. till 2:00  
p.m.

Sunday 8:00 a.m. till

2:00 p.m.

We wish you a  
Merry Christmas  
and a Safe and  
Happy New Year.

Another year has come and gone for Flint Ridge and what a year it has been! We have had the worst single snow storm, the worst rains and flooding in years, the most tornados, one of our driest summers, and experienced three earthquakes. And we have started the replacement of thirteen miles of water line.

While FRRWD has certainly had some difficulties (flooding issues, broken water lines due to the earthquake, a contractor hitting a water line), we did manage to make it through the year with a limited number of problems. Even though our goal is to deliver quality water to each of our customers and to have uninterrupted service, we did experience three interruptions in water service this year. One was the result of the record flooding, and two were due to the earth-

quakes.

Out of concern for our customers, after each time anything major like that occurs we proceed to take water samples from various locations throughout our system to verify the quality of the water being delivered. These tests showed that we did maintain the water quality in accordance to the Environmental Protection Agency (EPA) and the Oklahoma Department of Environmental Quality Water Standards, and the water was safe for all of our customers to use.

Due to the widespread geographical location of the homes in our District some of our customers quickly became aware when these problems arose, while others never even realized that there were any problems at all. We at

the water department worked some long hours, and some long nights, to make sure that these issues were kept to a minimum and reduced the length of down time.

One way that each of you can help us have a quicker response when problems arise, is to call our emergency phone number, (918) 868-7420, and let us know where the problem area is. Should we not answer please leave a message and a phone number where we can contact you.

From all of us here at the Flint Ridge Rural Water Department, The Board of Directors and Employees we wish you a "Very Merry Christmas and a prosperous New Year"!