



You're doing fine, Flint Ridge!

Hello fellow members. I'd like to update you on Flint Ridge's current year and our outlook for the near future. We're very excited that we have accomplished a lot of the re-building and repairing of our amenities and legal framework necessary to be a true Developer in the eyes of the federal government (HUD) and in every sense of the word. This has been somewhat challenging but we're now set to reap the rewards in the future.

Our ultimate goal is to sell all of our remaining lots, which will expand our membership and thus will benefit the community with an invigorated membership and more dues income. This goal is achievable, but will take some time, as we develop a marketing plan and new relationships that will result in establishing a solid and long-term membership base. Our first stage in accomplishing that goal has been completed this month, by obtaining title opinions and quieting the title to 611 lots, where we can now guarantee clear title to buyers. These lots will soon be listed on the website. This is the first time in years that the Flint Ridge

POA has been able to market a free and clear, guaranteed product. The POA owns another 900 lots where we will clear title as well, and will offer those lots upon receiving new title opinions and subsequent quiet-title actions (if required). Of course the timing of the completion of our title work will be determined by our budget. However, we are officially on the road, and we are in a new beginning for Flint Ridge.

We are now in the budget-reviewing process. In this budget review, we will be taking a serious look at how we can get more from Security with less money through better technology, and take a hard look at the maintenance and golf course expenditures.

Our year-to date income is 3% under our projections, and our expenses are about 2% over our projections as of the August 2011 accounting. Although these are within a reasonable margin of error, it results in a current slight loss of about \$30,000 to make up by the end of the year. Therefore, the Board of Directors has directed the General Manager to make expense cuts where he can to bring us back into

our budget numbers by the end of the year. Unusual expenses due to storm damage from the early year snow storms, the major flooding and then the tornado are the primary reason we are slightly out of budget. Our income is slightly down due to slow payers, which may be an effect of the economy. **We are confident that we will remedy the budget overrun by the end of the year.**

Flint Ridge POA has been and continues to have a resilient membership. We have overcome many obstacles and continue to provide a great place to live and visit for our members. We are not, however, immune to the economic problems our country is facing. Our membership is strong, but needs to grow to provide the income to keep up with the cost to upkeep and sustain our amenities and infrastructure in the upcoming years. Today.... You're doing fine, Flint Ridge! Now, let's pull together to continue the progress we've made with the foresight of growth and prosperity for the benefit of all.

**Kurt Robinson,
President FRPOA**

HOMEMADE PIES

Available for the
holidays!



Orders taken until
November 20th only.

Cream Pies \$10.50
lemon, chocolate,
coconut, pumpkin
and banana

Fruit Pies \$10.50
Apple, cherry,
apricot, peach

**Pecan or Peanut
Butter \$12.50**

Deer Valley
Restaurant

918-597-3637

Open Tuesday thru
Sunday 7 to 2

TRUNK OR TREAT SATURDAY, OCTOBER 29TH

WHERE: POA OFFICE
PARKING LOT

TIME:

5:30 TO 7:00 P.M.

NEEDED: Adults to
hand out candy to trick
or treaters.

Please make plans to
join the fun. Bring candy

and have fun seeing the
kids in their costumes.

WANTED: Trick or
Treaters to collect
candy and have a good
time.



RVII Potluck

The October potluck
was a success. Over 25
people attended. We
had a chili winner: Linda
Farr and the BBQ win-
ner: Kim Michie. Also
Kim was over all fan
favorite.

**The November
Potluck date has
changed.** It is not the
third Saturday. It will be
on Thanksgiving Day
from 1:00 – 4:30 p.m. in

the RVII clubhouse. We
hope to eat by 2:00. It
has gotten so expensive
to make the entire din-
ner, so we thought this
would be a great alter-
native, and less expen-
sive for us all. This is
open to anyone, and we
will have a true Thanks-
giving menu of turkey
and fixins. Please RSVP
by November 15th, at
the latest, with the num-

ber of people coming
and the dish you are
bringing. I am providing a
turkey. That way peo-
ple will know how much
to bring. By the way, we
have direct tv in the
clubhouse and will cer-
tainly have football on.
You may call Alice at
(918)851-4548 or email
[adelpa-
tool@sstelco.com](mailto:adelpa-tool@sstelco.com)

Water System Update

As most have seen the
contractors are moving
equipment into Flint
Ridge. Materials are be-
ginning to arrive and the
contractor has started
installing the water line.
The first section to be

installed will be from the
water tower to the Hwy
412 gate. Please use cau-
tion as traveling the
roads and please watch
out for the construction
workers. Please allocate
extra travel time to al-

low for traffic delays.
Your understanding and
kindness in all matters is
greatly appreciated.

With regards,
Flint Ridge RWD

News Notes from the Board of Directors

Flint Ridge BOD Action for May to September 2011

Since the last News Notes, a couple of natural disasters that struck Flint Ridge Resort altered the usual course of business at FR. The last week of April the Illinois River experienced a record level flooding. Then on May 22, 2011 tornadoes touched down in Flint Ridge leaving a path of destruction from South FR Drive to Flint Creek/Hwy 412 following the cliffs and valleys along the Illinois River.

In addition to personal property damage, Flint Ridge lost Sycamore Park Campground and the Pine Ridge Club House that over looked the Illinois River at Sycamore Park. The Fire Department and the Maintenance Department provided exemplary help in the distressed areas.

Since these events occurred prior to Memorial Day, camping and canoeing were canceled for that holiday weekend. However, other amenities at FR, swimming pools, Deer Valley Restaurant and Golf Course were ready for the Summer Season.

The annual FR Membership Meeting was conducted as usual on the Saturday before Memorial Day, May 28, 2011. There was no election of BOD positions, per new By-Laws, as the incumbents, Kurt Robinson and Jo Langston, were unopposed. The FRBOD officers are Kurt Robinson, President; Martin Hart, Vice-President; Mike Alberty, Treasurer; Jo Langston, Secretary. Ruth Hodges and Del Paterson complete the six person BOD.

The June monthly meeting handled issues surrounding the cleanup from the storms. Property damage and fallen tree removed is the responsibility of individual property owners. FR maintenance will handle the tree removal from roadways and common POA property.

The POA and the Fire Department presented a plan to allow emergency burning but ONLY with a valid Burn Permit from the ACC and the Fire Chief.

Another issue that the FRBOD handled was a new Firearms Policy. The policy prohibits the discharge of firearms within FR. Please see www.flintridgeresort.com under the heading Corporate Documents for the specific language about the **Burn Permit** and the **Firearms Policy**.

In August the FRBOD approved the request to have the FR Rural Water District representative attend the monthly FRPOA meeting and give a report on FRRWD activities. Charles Woods will be that representative. Also a FRBOD representative will be attending the FRRWD BOD meeting on the third Thursday of each month at the FRRWD Office.

Applications were submitted for a vacant FRBOD position and Jon Klinghagen was selected. He will complete the term of office once held by the late Ruth King.

The FR Fire Department announced that they now have an **emergency warming room** for winter time power outages. Any POA member is welcome to seek shelter at the Fire Dept. Also the Fire Dept. has applied for a **storm warning system** grant for FR. The Fire Dept. also announced that they have a **new ISO rating**. Members who have paid their Fire Dept. fees are eligible for reduced fire insurance rates. A letter from the Fire Dept. was issued regarding this rating change.

News Notes Cont.

The General Manager, Mark Rounds, gave an update on the Pine Ridge Club House insurance coverage. It has been a lengthy process to resolve all issues before reconstruction can begin. Sycamore Park will be available as a primitive campsite since water and electric hookups were damaged during the spring storms. The shower house is available and functioning. DSM Logging Company has agreed to come harvest the fallen trees from POA common property.

October is the month for the annual budget for FRPOA 2012. The FRBOD will be hard at work to prepare for the next year.

Submitted by R. Hodges, FRBOD member

FLINT RIDGE ANIMAL SHELTER OPEN HOUSE

SATURDAY OCTOBER 29TH 10:00 A.M.– 2:00 P.M.

The work on the Animal Shelter is now complete and the shelter looks great! We are so grateful for the \$12,000 grant that made the improvements possible. Please visit the shelter and see what has been accomplished.

We have 8 dogs and 4 cats looking for good homes. If you are interested in adopting a pet or would be interested in fostering one, call 918-597-2101 or 918-597-3678.

Supplies needed: bedding (old sheets and blankets) and dog treats



SPECIAL DATES TO REMEMBER

October 29th, POA Board Meeting 9 a.m. Deer Valley Clubhouse

Animal Shelter Open House 10 a.m. —2 p.m.

Trunk or Treat 5:30 to 7:00 p.m. POA Office Parking Lot

November 6th Daylight Savings Time Ends

**Thanksgiving Holiday Office Hours Close at 2 p.m. on Wednesday, Nov. 23rd,
Closed Thursday and Friday, Nov. 24th and Nov. 25th.**

**Thanksgiving Restaurant Hours Closed Thursday thru Monday,
Reopen Tuesday, Nov. 29th**

RV II Potluck Thanksgiving Day 1:00 to 4:30 p.m.

November 25th, No ACC meeting

**December 3rd POA Board Meeting 9 a.m. Deer Valley Clubhouse.
(November and December meeting combined)**