



ANNUAL NEWSLETER APRIL 2022

GENERAL MANAGER'S REPORT

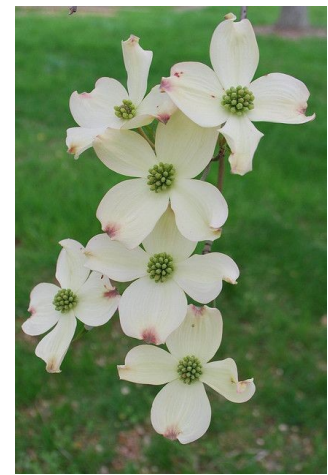
Special points of interest:

- *ELECTION*
- *INFO*
- *BIO'S*
- *EVENTS*
- *WEBSITE*
- *CAMPING*
- *FLOATING*

2021 was a busy year for Flint Ridge. We got past the worst of the Covid pandemic and things started returning to normal. The summer season was busy as we had a great season for our floating, rentals, camping and golf. We continue to see a lot of interest in people asking about Flint Ridge and new property owners buying places here. Several new homes are under construction and one was recently finished. We receive multiple calls weekly from people inquiring about building new homes in Flint Ridge. It is exciting to see and hear all the buzz about our resort.

Over the past year many projects have been completed or are currently being worked on. Crossroads was repaved from the construction gate to the fire department. Hot patch was laid out to fill

many of the pot holes and bad areas on the roads. The contractor will be repaving South Flint Ridge Dr from the stop sign to the road going down to canoe pick up. They will also be doing work on the road out to Indian Springs area. LED lighting has been installed at the recreation area, main gate and 412 gate. The dock at Clear Lake has been redone and picnic tables have been added. All the picnic tables have been repaired and repainted for the recreation area and Sycamore Park. The bath houses at Sycamore Park are currently being remodeled and will be ready for the upcoming season. Repairs have been done to the exterior of the administration building and a new staircase built on the East side of the building. The office pool has been converted to a salt water pool.



We will be installing new street signs that will be easily visible making it easier to find roads in Flint Ridge. This will be a multi-year project because of the number of roads. This year the signs from the construction gate and 412 gate to the fire station and Flint Ridge drive to South Flint Ridge Dr will be replaced. Our new website is up and running. You can pay your dues online and manage your account. There is also a calendar showing the clubhouse and rental

Manager's report cont.

schedules and when they are available. With this website we have switched our alert system over to coordinate with the website. You can go to the website to sign up to get the alerts. This will allow us to provide more information since we won't be restricted in the number of words we can use.

As our summer season is quickly approaching, we would like to remind everyone to watch your speed as there will be more people out walking and riding bikes on the

roads. The posted speed limits are 25 mph on the paved roads and 15 mph on the dirt roads. Remember that golf carts, ATV's and side-by-sides are only allowed on designated roads and in the stump dump area. Riding on common areas, the sides of the road or trails that are not in the stump dump area will result in a citation. We are looking forward to the upcoming season and hope all our members and their guest have a wonderful summer.

James Thompson
General Manager

POA OFFICE HOURS

MONDAY THRU

FRIDAY 9 to 4

MEMORIAL
WEEKEND THRU

LABOR DAY

WEEKEND OPEN

SATURDAY & SUNDAY

9 to 2



GRDA SCENIC RIVER PERMITS

Did you know that all flotation devices going on the Illinois River require a yearly permit from GRDA Scenic Rivers? The permits are \$10 each with a \$1 convenience fee and can be purchased at the Flint Ridge POA office. We have a limited supply, so get yours while they are still available. Permits should be placed on the front right side of vessel.



FLINT RIDGE EVENTS

There are a lot of exciting events being planned for 2022. The Annual Easter Egg Hunt was April 16th. The Easter Bunny stopped by to visit with the kiddos before and after the egg hunt. There were over 1500 candy filled eggs for ages 0-10 years old to find (with a few prize eggs thrown in). Thanks to our property owners who filled the eggs with candy. You are truly appreciated!

Next event will be Memorial Weekend with pools opening and float trips starting on Friday, May 27th. Saturday, May 28th will be the Annual POA Meeting and POA Board of Directors election in the Flint Ridge Clubhouse.

Sunday, May 29th in the rec area behind the office will be music by the "Flint Ridge Band" at 5:00 p.m. followed by a movie at 8:00. Our annual Independence Day Celebration will be Saturday, July 2nd in the Rec Area. Food Vendors, Music, Games and a lot of family fun will start at 6:30 with fireworks starting at dusk. Plans are in the works for Labor Weekend, Saturday, September 3rd. Casino Night is scheduled for October 29th and December 10th will be "Christmas on the Ridge". If you have ideas for events or would like to volunteer to help with any of the events, please contact Anita at flintridge@sstelco.com or call the office @ 918-597-2101.

CAMPGROUNDS

SYCAMORE PARK

LUPER HOLE

CANOE PICKUP

All campgrounds will be opening May 2nd. Reservations are required for all campsites and should be made thru the POA office. Weekends are filling up fast, so make your reservations soon!! All RV's and Campers will use the Security Gate only. No units will be allowed thru the 412 or main gate.



GATE CARDS AND GUEST ACCESS

There seems to be some confusion on guest access and gate card usage. Guidelines can be found on our web site under corporate documents.

Guest access is thru the Security/Crossroads gate only. Even if they have a pass or have been called in. Owners may accompany their frequent guests to the POA office & purchase a

gate card for up to 5 guests (this includes green passes). If you have any questions, please call the POA office and we will be glad to answer any questions you may have.

FROM YOUR WATER DEPARTMENT

Believe it or not the New Water Plant turned 2 yrs. old this past December, which means the reduced water rates we have been enjoying since Jan. 2020 will be coming to an end at the beginning of 2023. This was part of the lease agreement the POA made with the newly formed SDCRWA. The SDCRWA Board of Trustees will vote on the final numbers in the next couple of months, and it will then go into effect on the Jan. 2023 billing cycle, so you still have about eight months at the current rates.

Your base rate will likely go back to the \$34.75 it was, though this will ultimately be up to the Board to determine & you will also be paying for the 1st thousand gallons again as well, at that same time. The

current rate per thousand will also increase to match the Wholesale Rate and will only increase after that if & when that wholesale rate is raised, this is also part of the POA Lease Agreement. That rate is \$4.64 per thousand up slightly from the current \$4.52 you now pay.

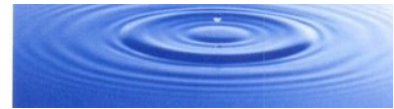
We are currently working to replace portions of the water line supplying S. Flint Ridge Dr. in preparation for the line extension that the Cherokee Nation is paying to have installed to supply water to homes on Chewey Rd.

This added usage will help ensure that the cost per thousand gallons stays low and any necessary increases will be small.

At this past POA Board meeting we agreed to re-open Val-

ley View Rd. to thru traffic, but only during daylight hours. We are also moving the gate near W. Clear Creek Rd. back to the end of our lagoons to allow access to the cave near there. The gates, which are being built for us to replace pipe gates we now have. We will be open the gates from dawn to dusk each day, and please remember we have heavy equipment being pulled on trailers as well as chemical trucks coming and going for the plant.

If you have any questions, please call. Our posted hours are Mon. thru Fri. 7-12. We are in and out most afternoons, but we can always schedule a specific time to be in the office if afternoons work better for you.



NEW AND IMPROVED WEBSITE

Flintridgeresort.com has received a makeover!! This site is a lot more user friendly and has several great features:

Go paperless by signing up for e-billing

Auto pay forms and permit applications are available online

View calendars for rentals to see what dates are available for reservations

Set up your account to view account history, pay online, receive alerts and emails.

New Alert System

FLOAT TRIPS

Friday, May 27th kicks off our floating season. Float trips are available Fridays, Saturdays and Sundays thru Labor Day Weekend. Also Mondays, on May 30th, July 4th and September 5th. We offer rafts, single and double kayaks and canoes. Rafts are \$65 with a maximum of 5 people per raft and kayaks and canoes are \$17 per person.

Please note—Launch times and pickup times have changed for this year.

Launch times are 10:00, 11:30 and 1:00

Pickup times are 1:30, 3:00 and 4:30

(Each vessel not back by 4:30, will be charged \$50 for being late)

Remember launch times are when the bus leaves the

office area, not when you sign up. All floaters should be signed up 15 minutes before launch time and be in the bus loading area. Floaters not signed up and in the bus loading area 15 minutes before launch are not guaranteed to go at their reserved time. We recommend making reservations, as floats book up fast and we may not have any vessels available for walk-ins.

FLINT RIDGE LOGO MERCHANDISE



New merchandise is arriving!!! Stop by the POA office and check out all the new merchandise available. Bucket hats, caps, slim koozies and tie dye shirts are a few of the things that are in and ready for purchase. Lots more items are on the way!



LEASH LAW

There are a lot of dogs running freely around Flint Ridge. The fine is \$50 for the 1st offense & fines double each time thereafter. Fines will be added to owners POA account.

ADULT ONLY POOL NIGHTS

The 1st & 3rd Thursdays of each month beginning at 5:00 p.m. will be adults 21 and over only at the clubhouse pools.

CONVENIENCE FEE

POA dues paid with a debit or credit card are now charged a 3.5% convenience fee

ELECTION INFORMATION

The Annual POA Meeting and Board of Directors election will be held on Saturday, May 28th at



the Flint Ridge Club-house. Voting will be between 9:00 a.m. and 11:00 a.m. in the pub area next to the restaurant. The Annual POA Meeting will be at 10:00 a.m. in the Clubroom. Voting can be in person on the day of the election or by absentee ballot. POA dues must be

current as of May 11th, 2022 to vote! Gate Cards will be required for identification to receive ballots. Voting is 1 ballot per lot.

ABSENTEE VOTING

Ballots will be available upon request, at the POA office beginning May 12th. Requests for absentee ballots can be made in person, by telephone, or email. Ballot request by phone or email will be mailed to owners and must be

mailed back to the POA office. All absentee ballots must be received in the POA office no later than 48 hours (May 26th by 9:00 a.m.) prior to the election in order to be counted.

CANDIDATES

There are 2 positions up for election on the Board of Directors this year. Bios for the candidates running for the Board at this time can be found on the following pages. Candidates can speak at the April 30th Board of Directors meeting.

RENTALS

Clubhouses are filling up fast for the summer season. If you have an upcoming event, make your reservation soon to insure your date is available.

Summer season is just weeks away and there are still plenty of weekends available for the summer in the cabins and Statehood house. Finalize the dates for your summer getaway

and call Amanda at 918-597-2101 to book your visit to Flint Ridge. You can check the availability of all rentals on our website.

ARCHITECTURAL CONTROL COMMITTEE (ACC)

The ACC meets every Tuesday morning at 9:00 a.m. at the POA office to go over all permit applications submitted. Applications should be submitted by 4:00 p.m. every Monday for the ACC to handle them that week. Permit applications, building guidelines & general ACC information can be found on the web site. Fines for violating ACC guidelines range from \$200 to \$750. Have a question or would like clarification??? Call the POA office or email your contact information to flintridger@sstelco.com and one of the committee members will make contact on the next Tuesday that they are in the office.

Reminders

Don't Cut Trees

Don't Build

Don't perform earthwork or modify structures without getting the proper permit. thru the ACC

Be sure to mark your trees and the property before turning in your applications.

Spring Cleaning

As we are spring cleaning the inside of our homes, please do the same to the outside of your homes and property. Remove debris and branches, clean flower beds, trim trees and shrubs, remove broken furniture and trash. If your home is in need of repair or painting, now is a great time to take on these projects. Routine maintenance will not only beautify your home but will save you costly repairs in the future.

Littering

Littering has increased again in many areas of Flint Ridge. Please respect our common areas and roadsides by treating them as you would your own property. Not only does littering create an eyesore, but it makes it difficult to mow and is harmful to our environment. Please do your part to keep our community clean!

Stump Dump

Located off of South Flint Ridge Drive toward Canoe Pickup is for owners to dispose of leaves and woody debris from their properties. No building materials are allowed to be dumped in this area. All building materials should be taken to the refuse station north on Hwy 10.

DEBBIE ASHBY

I would like to run for the Board of Directors of the Flintridge Property Owners Association.

Debbie Ashby has worn many hats thus giving her experience in Business, Law Enforcement, Accounting, City Government and Real Estate. She owns 3 properties in Flintridge, which includes RV Park 2 where she can be found on the weekends enjoying people and the river.

Debbie is a member of the Tulsa Red Castle Gun Club and feels it represents one of our biggest freedoms, the right to shoot. She is an NRA Certified Pistol Instructor and an NRA Refuse to be a victim Instructor. She spent 15 years volunteering for the City of Broken Arrow and holds a Retired Reserve Police Officer Commission.

She spent the first 20 years managing Patrol Technology where she sold Firearms, security, and police equipment. She has numerous years of experience in accounting, computers and business and has been known to write a few good letters.

She is currently a City Inspector in Tulsa. When She's not working, she can be found at the pond fishing or enjoying, shooting, hunting and or whatever the outdoors offers.

Debbie's message- God bless you and your families. Let 's make Flintridge a family place to enjoy for years to come. I think committees and community involvement make our neighborhoods a better place.

Thank you
Deborah Ashby

ROYCE CASEY

My wife, Patricia, and I moved to Flint Ridge in December 2010. We chose this area because of the natural beauty, safety, and peace of mind we felt here. I have decided to seek election to the Board of Directors because I am interested in seeing Flint Ridge become a community that people desire to move to.. We have made this our retirement home, and since we have a vested interest in Flint Ridge, we want to seek ways to make it attractive to those looking for homes and building sites. I have had many years experience of working boards of all types and the public sector, and have always had the philosophy that “you treat others as you want to be treated.” I believe in dealing fairly and logically with everyone, and that we all have valuable insight into making this a “Premier Resort”.

Education BS Agricultural Education, Oklahoma State University
 Masters of Education Public School Administration, Southeastern Oklahoma
 State University 1979

Post Masters Studies in Public School Administration, Oklahoma State University 1990

Work History January 1970-June 1976- HS Science Teacher, Kiowa Public Schools

July 1976-June 1979- Vocational Agriculture Instructor, Savanna Public Schools

July 1979-August 2006- Elementary Principal, Kiowa Public Schools

Military 1970-1973 Oklahoma National Guard—Military Police

1973-1980 US Army Reserve—Training NCO

Church Deacon and Sec/Treas. --First Assembly of God, McAlester, OK—1973-1981

Deacon—Praise Fellowship Church, Kiowa, OK—1984-2010

Pastor—United Methodist Church, Kiowa, OK—2006-2007

I am an Ordained Minister and my wife and I minister in area churches.

Community Board Member—Pittsburg County Conservation District—1994-2009

Board Member—Oklahoma Association of Conservation Districts—2001- 2007

Vice-President—Oklahoma Association of Conservation Districts--2002-2003

President—Oklahoma Association of Conservation Districts—2003-2005

Adult Leader—Oklahoma Junior Brangus Breeders Association-1993-95

Board Member--- Flint Ridge Property Owners Association 2016-2020

I would appreciate your vote for the Flint Ridge POA Board. Thank You for your support.

DREW HIGHBERBER

I'm not going to waste time with patting myself on the back. Because we as home owners need to Fix our beloved Flint Ridge community and it starts with me.

I'm running for the POA board for the simple fact I'm here to get back the integrity of Flint Ridge and All of us property owners can have a say so again. I am NOT going to sit back and watch this place go down hill anymore. We need changes and someone on the board with a spine AND I'M 100% THE GUY FOR THE JOB.

I sat on the violations committee for 3 years and that is where the powers to be and self proclaimed Gods of Flint Ridge started to try to push me out of Flint Ridge. For the simple reason is because I stood up for the integrity of Flint Ridge. The ACC is totally out of control and needs to be replaced with qualified individuals who will hold EVERYONE to the same standard. Not pick and choose who has to follow the rules. What they are doing is very dangerous to our investment and could put Flint Ridge in a bad situation .

Security is another MAJOR problem here in Flint Ridge. Pure laziness at its best. No one is ever on duty to patrol and when they are "Patrolling" they are hidden in trees running radar. Not patrolling and having a wide presence around Flint Ridge.

A Quote from our Security Chief is "It gets boring driving around". If that's the mentality of the security guard in charge that's getting passed on to other patrol officers. We need security to patrol and watch all of our investments not sit around and police us property owners.

This all come from the top which is the biggest problem. Our General manager is way under qualified and flat out lazy and our security shows that on a day to day basis. We need a real leader and someone who knows how to properly run a housing development as beautiful as Flint Ridge is.

I would love to have your vote to be a voice of the property owners of Flint Ridge, but if I don't that's perfectly fine. Let's just start removing the old stagnant board members we have now and in that we need every one of them to be replaced

NATE MELEEN

This is a formal letter declaring my desire to run for a fourth term on the Flint Ridge POA Board of Directors. I am currently serving as Secretary (6 terms); I also served two terms as President.

My wife and I have been property owners since November 1980. All of the properties we are responsible for are located in Block 19 on or near South Flint Ridge Drive. We have built a personal house and garage, and we spend about 2/3rds of our weekends at Flint Ridge. I am the founder and president of Petra Field Camps, owners of Meyer Log Cabin and the Hall House near our personal house.

I am an emeritus (retired) professor of earth science and geography at Oral Roberts University, where I taught from 1967 to 2015. During the past 40 years Flint Ridge has been an invaluable teaching resource during hundreds of day and overnight field trips for ORU students. Meyer Log Cabin was built primarily to serve the ORU community, but we now host diverse church groups and families, often bringing visitors to Flint Ridge for the first time.

My goals for Flint Ridge are unchanged:

1) Stability for the present, and long-term sustainability, with reasonable growth. We need consistent and stable leadership, finances, and policies, and to enlarge our ownership base. We especially need new houses, which I try to support vigorously.

2) A family friendly resort that protects and enhances the reasons many of us purchased property here. I am especially interested in the value of Flint Ridge for children, for whom Flint Ridge can be a nearly ideal environment.

3) Protection and enhancement of our unique Ozark Forest. There is nothing like Flint Ridge until well into Arkansas. I have the same goals for our land as those of The Nature Conservancy, which strives to preserve habitat for wildlife. I support efforts to improve the accessibility and educational value of the common lands and hiker easements at Flint Ridge. I also support efforts by the Oklahoma Scenic Rivers Commission to protect and enhance the water resources in the Illinois River.

Nathan H. Meleen

BRYAN SNYDER

My wife, Janice, and I first moved to Flint Ridge in 2007 and moved away in 2017 for three years to be closer to our son. After three Wisconsin winters coupled with missing our friends and “home”, we returned last summer, purchased a house and have settled back into the community. We love the Illinois River and recreational opportunities the Ridge offers our family and friends. After our initial move here, I served on the ACC and the Flint Ridge Rural Water Board before it became part of the SDCRWD. I received my Residential Building Inspectors license from the International Code Counsel at the request of and funded by Flint Ridge. I retired from the Federal Aviation Administration with 28 years as an Air Traffic Controller and Control Tower Supervisor. I performed conflict resolution negotiations between the FAA and the Professional Controllers Union. I was assigned to the National Airspace Design Team that travelled extensively around the country aiding in the design and implementation of special airspace. I became an FAA Procedure Specialist and worked closely with the Eleventh Air Force based at Elmendorf AFB, Alaska, to design departure and recovery procedures for the F-15E fighter squadrons. Prior to my FAA career, I served 4 years in the Air Force as an Air Traffic Controller, as well. I play guitar, harmonica and percussion, and also play my stereo from time to time. Janice and I have been married 44 happy years, and we are thoroughly enjoying our time back at the Ridge. It would be an honor to serve the people of Flint Ridge as a member of the board.

LEW STORY

Dear Flint Ridge Residents and Property Owners:

My name is Lew Story and I'm hoping for the opportunity to serve another term on the POA Board. As a fulltime resident here for 12 years, I have consistently been active in the community by serving on the Architectural Control Committee (ACC), FR Volunteer Fire Department, and the POA Board. Along with my wife, Julie, and many other volunteers on the Beautification Committee, we maintain several flower beds from the Clubhouse to the Entrance Gates, pick up trash, paint, and remove brush. All this to say, we love Flint Ridge and want to see it thrive. As a Board member I have had the privilege of being a voice of the residents in the business affairs of Flint Ridge.

I have enjoyed being a part of implementing major improvements to the Ridge over the last six years:

- Swimming pools fully renovated
- RV-1 and 2 Clubhouses remodeled
- Security Building built at the construction entrance
- Directional Signage upgraded
- Roadways repaved, which is scheduled to continue in 2022.

There are still many improvements and changes needed to keep Flint Ridge a beautiful and growing community. I am committed to listening, treating others with respect, and working together to solve problems. I would greatly welcome your vote and continued support.

Lew Story

FLINT RIDGE POA

1 PIONEER COURT
KANSAS OK 74347



VOLUNTEER OPPORTUNITIES

Want to be an active part of our community?

Have an area of expertise you would like to share?

Or want to try something new?

Volunteer opportunities are available in the following:

Fire Wise Needs a volunteer to head up the program and volunteers to help

Beautification Committee Contact Julie Story 347-738-3577

Fire Dept. Fire fighters, direct traffic, bring drinks and/or food, help with events etc. Check with the fire dept. for more information.

Flint Ridge Events Contact Anita at the POA office