

FLINT RIDGE

~~~~~ On the Illinois River



WELCOME!

INFORMATION AND QUICK REFERENCE

FLINT RIDGE PROPERTY OWNERS, ASSOCIATION, INC.

Flint Ridge Welcome Packet

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ADMINISTRATIVE OFFICE

Location: Near Flint Ridge Main Entrance Gate off State Highway 10.

Mailing Address: One Pioneer Court
Kansas, OK 74347

Office Hours: Monday through Friday 9 AM to 4 PM year round
Saturday and Sunday 9 AM to 2 PM Memorial Day to Labor Day

Office Phone: 918-597-2101 Office Fax: 918-597-2214

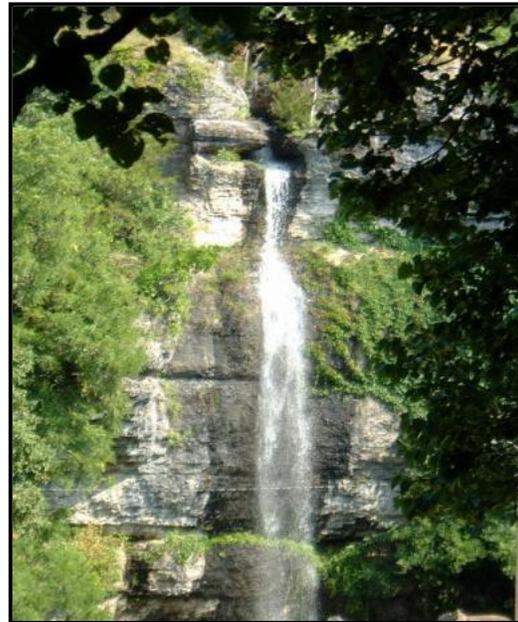
Office Email: flintridge@sstelco.com

Security Office Phone: 918-597-2111

Board Meetings: Last Saturday of each month with exceptions, 9 AM., Flint Ridge Club House. Inquire at office

View from Office and Sports Complex.

Newsletter: Available by Email.



VISIT FLINT RIDGE OFFICIAL WEBSITE www.FlintRidgeResort.com

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ARCHITECTURAL CONTROL COMMITTEE (ACC)

Mailing Address: One Pioneer Court
Kansas, OK 74347

Office Hours: Tuesdays 9 AM

Office Phone: 918-597-2101

Building Permits: Before construction of any building, structure or placement of a manufactured home, a permit must be obtained. Application and **ACC Guidelines** are available from the ACC in the Administrative Office or the website.

Recreational Vehicle Permits:

Permits are required for use of all Recreation Vehicle Lots. Application and guidelines are available from the ACC in the Administrative Office or on the website.

Tree Cutting: Trees having the diameter of three (3) inches or more, measured from twelve (12) inches above the ground level require a permit from the ACC.

International Code Council (ICC): The ACC Guidelines are in compliance with the ICC.

More Information: ACC Guidelines are also available from the official Flint Ridge Resort website: www.flintridgeresort.com

PLEASE REFER TO ACC GUIDELINES FOR APPLICATIONS AND FEES.

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AMENITIES

Amenities are for the enjoyment of all Flint Ridge Property Owners in *Good Standing* with the Association. Here you will find activities to suit any age or interest.

NON-FEE ACTIVITIES

Recreation Complex contains:

- Miniature Golf Course
- Basketball Court
- Volleyball Court
- Pool Tables
- Tennis Courts (2)
- Children's Playground
- Picnic Areas
- Swimming Pool

Other Non-Fee Activities:

- Fitness Center at Flint Ridge Club House
- Fishing
- Swimming pool at Flint Ridge Club House
- Hiking Trails

ACTIVITIES WITH FEES

- Flint Ridge Golf Course
- Float Trips
- Primitive Camping at Luper Hole and the Canoe Pick-up
- Sycamore Park Camping

RENTALS

- Statehood House
- Three Cabins

MORE INFORMATION: See TABLE OF CONTENTS for individual listings or contact the Administrative Office.

PLEASE REFER TO *STANDING RULES* REGARDING THE SPECIFIC AMENITY

Flint Ridge Welcome Packet

CABINS Three Rental Units

Location: Deer Valley Drive overlooking the Flint Ridge Club House Restaurant.

Accommodations: Kitchenette, one bathroom, two bedrooms, fully furnished, beds for five persons. Pets are not allowed in rentals.

Reservations: Reservations required for a minimum of a two night stay. Reservations need to be canceled at least 48 hours before the scheduled arrival date, or guests will be charged a one-night penalty, except for holidays and the full reservation will be charged.

Deposit: **\$100.00** that is returned after check-out. Guests must clean up for full refund. Full deposit will be charged for any pets in rentals.

Rental Fee: **\$75.00** per night plus tax.

Contact: Administrative Office. 918-597-2101

More information: Visit the official Flint Ridge Resort website: www.FlintRidgeResort.com



**PLEASE REFER TO *STANDING RULES* REGARDING THE CABINS, PAGE 13,
“FACILITY USAGE**

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CAMPING

Camping, even though it is an amenity for all FRPOA members, all campers must make a reservation at the Administrative Office for a campsite. Security Officers patrol each campground. Quiet hours are enforced beginning at 11:00 PM through 7:00 AM.

Location:

- Sycamore Park has 22 sites for Recreational Vehicles with water & electric hook-ups only.
- Sycamore Park also has 3 Tent camping sites in non-Recreational Vehicle sites.
- Luper Hole has 12 sites for Primitive Tent Camping only.
- Canoe Pick-up has 6 sites for Primitive Tent Camping only.

Accommodations:

- Showers and flush toilets are located only at Sycamore Park.
- Port-a-Potties are set up in the Primitive Camp Grounds but there is no running water available.
- Fires are allowed only in **fire rings** provided at campgrounds.

Fees:

- **\$20.00** per night all inclusive at Sycamore Park for electric and water hook-up.
- **\$10.00** for Sycamore Park primitive sites
- **\$5.00** per night all Tent Camping Sites at Luper Hole and Canoe Pickup
- All fees must be paid in advance.
- Reservations need to be canceled at least 48 hours before the scheduled arrival date, or guests will be charged a one-night penalty, except for holidays and the full reservation will be charged.

Contact: Administrative Office
Phone: 918-597-2101



**PLEASE REFER TO
STANDING RULES FOR
“CAMPING”, PAGE 2-3,**

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CHURCH

Ridge Chapel

An Inter-Denominational Fellowship of Christian Believers

Location: Crossroads Drive near FRRWD tower and Fire Department.

Address: 3 A Chapel Road, Kansas, OK 74347

Contact: 918-597-3375

Worship Services: Sunday 9:30 AM and Sunday School 11:15 AM
Wednesday Evening 7:00PM from September to May

Pastor: Dr. Melvin Newland Youth Pastor: Todd Lankston

Community Events: *February*-Valentine Dinner; *March*-Potato Supper; *Easter Sunday:* Sunrise Service with Breakfast and Easter Egg Hunt; *Mother's Day* –Roses for mothers; *Saturday Memorial Day Weekend*-cookout; *Father's Day*-Breakfast; *July*-Ice Cream Social; *August*-School Teacher's Breakfast; *September*- Chili supper; *October*-Fall Festival; *November*-Thanksgiving Food Baskets; *Christmas*-Candlelight Service.
Every fifth Saturday- Sing-a-Long Song Service



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CLUB HOUSES

Flint Ridge Club House and Restaurant



Location: Flint Ridge Club House and Restaurant is on the Flint Ridge Golf Course.

Accommodations: The Flint Ridge Club House and Restaurant is the location for the Community Meeting Room, the Restaurant, the Golf Pro Shop and the Fitness Center. Also available are public restrooms with showers and lockers.

Reservations: Although the Flint Ridge Club House is open to all Flint Ridge Property Owners in *Good Standing*, the Community Meeting Room can be reserved for special private events.

Deposit: **\$150.00** to reserve the meeting room that is refunded after guests cleanup and there are no damages.

Rental Fee: **Free** There are no kitchen facilities available with this clubhouse.

Contact: Administrative Offices Phone: 918-597-2101

Continued next page.....

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Pine Ridge Club House Overlooking Illinois River



Location: Pine Ridge Club House overlooks the Illinois River near Sycamore Park.

Accommodations: The Pine Ridge Club House is a meeting room with a spectacular view. It has a kitchenette, restrooms and comfortable seating suitable for small gatherings, committee meetings, or a special party.

Reservations: Reservations are required for any Property Owner to access this Club House.

Deposit: **\$250.00** refunded after guests cleanup and there are no damages.

Rental Fee: **Free**

Contact: Administrative Offices

Phone: 918-597-2101

Continued next page...

Revised 2023

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Recreational Vehicle Parks Club Houses:

Location: Recreational Vehicle Parks I & II on Flint Creek at US Highway 412.

Deposit: **\$150.00** that is refunded after guests cleanup and there are no damages.

Rental Fee: **Free**

Contact: Administrative Offices

Phone: 918-597-2101

R.V. II Clubhouse



R. V. I Clubhouse on Flint Creek



PLEASE REFER TO *STANDING RULES* FOR OTHER GUIDELINES, PAGES 13, "FACILITY USAGE", AND PAGE 21, "GROUP USAGE"

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CONSERVATION EASEMENT AREA

The conservation easement at Sycamore Park is a 100.1 acre protected wilderness for the conservation of animal life, vegetation, and the preservation of water quality in the Illinois River, and is made possible through a cooperative agreement with the Oklahoma Scenic River Commission.

Hiking Trails and Passive Recreational Activities are allowed for all FRPOA members in good standing.

Motorized vehicles of any kind are NOT permitted.

Location: The Conservation Easement Area is located on the Illinois River at Sycamore Park just north of camping area and the Canoe Launch Area.

Contact: Administrative Office

Phone: 918-597-2101



PLEASE REFER TO *STANDING RULES* FOR “HIKING & PICNICKING” , PAGE 22,

Flint Ridge Welcome Packet

EXERCISE FITNESS ROOM

This refurbished fitness room has the latest technology in exercise equipment.

Location: Adjacent to the Pro Shop at the Deer Valley Club House and Restaurant.

Equipment: Treadmill, stationary bike, elliptical, adjustable weights and static weights

Hours: 24/7 with your Flint Ridge gate card.

Age: Club House age limit applies, see Standing Rules.



PLEASE REFER TO *STANDING RULES* FOR, “CLUB HOUSE RULES” PAGE 7-8

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FLINT RIDGE VOLUNTEER FIRE DEPARTMENT, INC.

Location: Corner of Crossroads Drive and Flint Ridge Drive across from the FRRWD Water Tower.

Mailing Address: 3 Hidden Valley Trail, Kansas, OK 74347

Phone for **EMERGENCY FIRE OR MEDICAL: 911**

Phone for non-emergency calls: **918-597-2222**

Fire Fighter's Meeting is the 3rd Thursday of each month.

Medical Air Service: **Eagle Med.** Call 911.

Fire Department **Membership Fees:**

Residential property-\$**100**
Annual Fees-\$**40**
Commercial property-\$**250**
Non-member emergency call \$**750**

The Fire Department is a Partner in the
Emergency Management Plan.



PLEASE REFER TO *STANDING RULES*- "FIRES and FIREWORKS" for fire rules, PAGE 16

Flint Ridge Welcome Packet

FRPOA FEES/ FINES/ASSESSMENTS

Transfer Fee-

\$100 on new members to the Property Owners Association.
This includes up to 2 gate cards for owners and stickers for your vehicle.

Gate Card-

Gate cards are issued to property owners and up to 5 of their frequent guests who have a valid driver's license. Property owner must accompany guests to purchase gate card. Cards for frequent guests are \$20 each.
Replacement of the card will cost \$ 25.00 per card

Amenity fees-

Many amenities are free at Flint Ridge, and some require a fee or a refundable deposit. You will find the various fees and deposits within this Welcome Packet for each activity.

Assessments-

Flint Ridge Property Owners are assessed monthly for the privilege of membership which pays for the administration, maintenance, security and upkeep of our various amenities.

The monthly assessment is 1/12th of the yearly Assessment determined by the Board of Directors before December 1st each year, for the following year.

Fines-

As a private gated community seeking security, safety and harmony with neighbors and nature, it is necessary to enforce safety rules, bylaws and covenants. Violation of these rules results in fines. These fines can be found in the **Standing Rules** on the page referenced below.

PLEASE REFER TO *STANDING RULES* FOR OTHER GUIDELINES, PAGES 14-15

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FLOATING

Flint Ridge provides a private float service for its members.

The Illinois River is under the jurisdiction of the Oklahoma Scenic River Commission to monitor for protection of the river and safety of its users. See the Oklahoma Scenic River Commission website at www.oklahomascenicrivers.net for all river levels and safety advice.

Oklahoma Scenic River Commission Telephone – 918-456-3251

Location:

- Meet at the Administrative Office to pay fees, sign a *Release Form* and catch the bus for transportation to the launch site.

Schedule:

- Memorial Day Weekend to Labor Day.
- Friday, Saturday, Sunday.
- Launch Times:
 - 10:00 AM
 - 11:30 AM
 - 1:00 PM



Pick-up Times:

- 1:30 PM
- 3:00 PM
- 4:30 PM

Fees:

- Canoes, Single Kayaks,
Double Kayaks \$20.00
per person all ages
- Rafts \$70.00 all ages 5 people maximum

Late Charge: **\$50.00** on any of the above missing from last pick-up at 4:30 PM.



PLEASE REFER TO *STANDING RULES* FOR “FLOATING”, and “RIVER RULES”, PAGE 4-6, FOR YOUR SAFETY.

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FLINT RIDGE PROPERTY OWNERS GOLF COURSE

Flint Ridge has a Nine Hole Golf Course and Pro Shop.

Location: Junction of Deer Valley Drive and Deer Lake Drive adjacent to the Deer Valley Club House, restaurant and swimming pools.

Phone: 918-597-3636

Hours: 8 AM to 5 PM Summer Hours: 8 A M to 7 PM



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Fees: Active Golf Membership allows unlimited golf **\$50 per month.**

Other Golf Memberships:

- Single Membership **\$800 per year.**

* Memberships may be paid half by January 31st and 2nd half by June 30th.

Green Fees:	Week Day (Monday through Friday)	\$13.00
	Weekend & Holidays	\$21.00
Cart Rents:	9 holes	\$ 5.00
	18 holes	\$10.00
	Private carts daily trail fee	\$10.00 + tax
	Private carts yearly trail fee	\$200.00 + tax
	Annual cart rentals	\$400.00 per year

Golf items and clothing available. Snack and drink items are available every day.



PLEASE REFER TO *STANDING RULES* FOR “GOLF” GUIDELINES PAGE 17-20

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HIKING TRAILS

Hiking trails are scenic pedestrian walking trails through lovely wooded areas in Flint Ridge. Most trails are of leisure, easy level of access. Some may have somewhat rougher or steeper terrain. Please inquire at the Administrative office for more information about the particular trails you may want to enjoy.

Location:

- Sycamore Park Trail- Conservation Easement Area located on the Illinois River
- Spring Creek Trail Left at bottom of hill going to Canoe Pickup

Conservation Easement at Sycamore Park



Spring Creek Trail

See also information on the Conservation Easement., Welcome Packet, Page: 10

PLEASE REFER TO *STANDING RULES* FOR “HIKING & PICNICKING”, PAGE 22

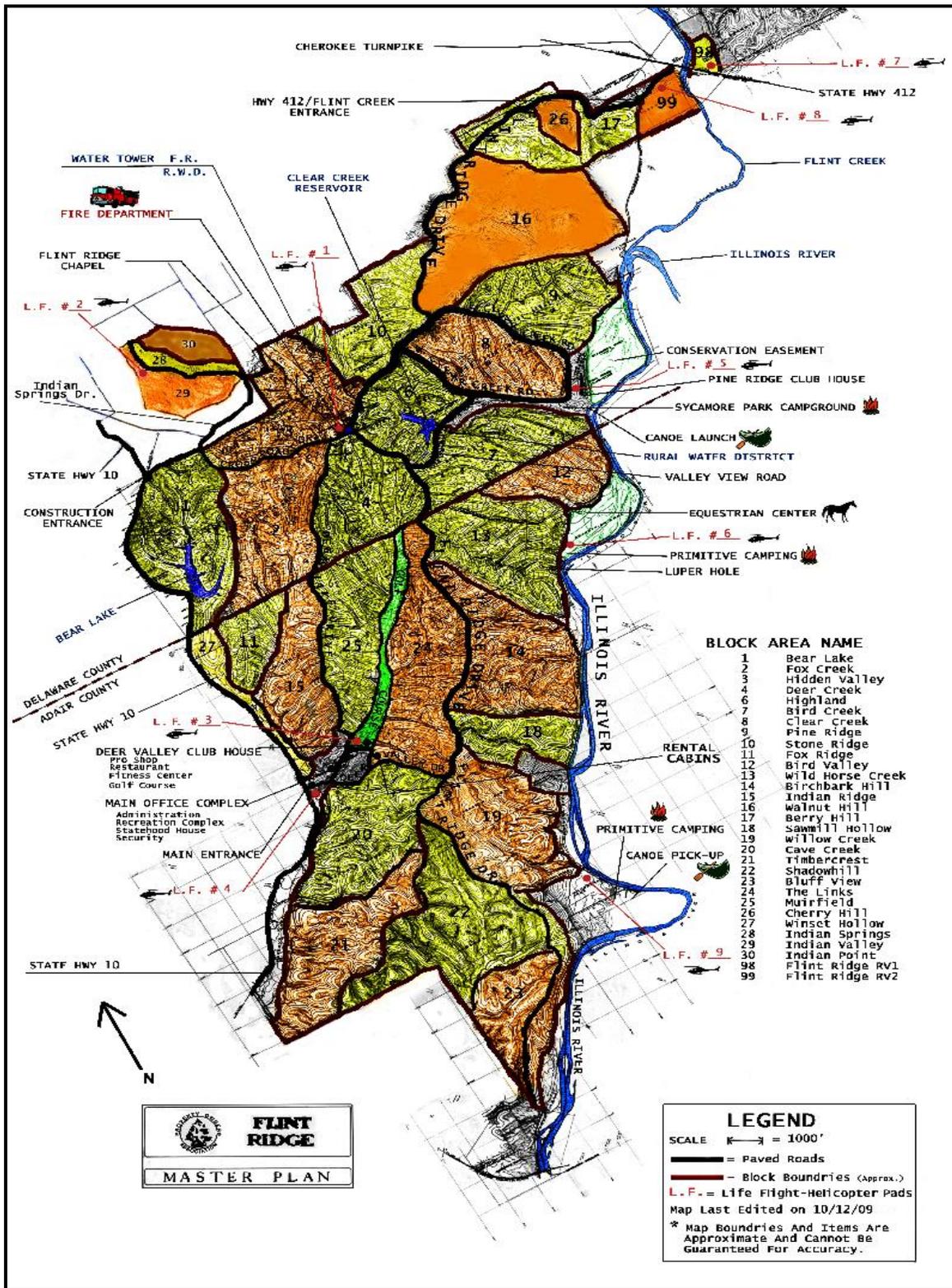
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ROUTE MAP OF FLINT RIDGE RESORT



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PETS

Owners must be in control of their pets at all times.

Abandoned dogs or cats create problems for any community and Flint Ridge is not immune.
Owners will be fined for animals running free in accordance with the Standing Rules.

Contact Administrative Office for more information. Phone 918-597-2101.

Contact Security to report stray or lost pets and animals running loose
Phone 918-597-2111.

See Fees & Fines regarding pets in the Standing Rules.

PLEASE REFER TO *STANDING RULES* FOR “LEASH LAW & VIOLATIONS” , PAGE 24

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RECREATION CENTER

The Recreation Center is a FRPOA Amenity provided FREE for the enjoyment of all FRPOA members in Good Standing.

Location: At the grounds of the Administrative Office.

Equipment: Billiards, miniature golf. You will need to bring your own basketball, volleyball and tennis equipment. Also enjoy the Children’s playground, and picnicking.

Hours: Use of the Recreation Center is available all year. Swimming pools are available Memorial Day weekend through Labor Day weekend.

Contact: Administrative Office.

Phone: 918-597-2101

See also: **Amenities** for complete list of activities and Fitness Room.



2 tennis courts



Basketball and miniature golf

PLEASE REFER TO *STANDING RULES* FOR “RECREATIONAL CENTER- SPORTS COMPLEX” , PAGE 28

Flint Ridge Welcome Packet

RENTAL RATES

Rental units require an assessment of an Oklahoma State tax.

CABINS:

Deposit: **\$100.00** that is refunded after guests cleanup and there are no damages.
Rental Fee: **\$75.00** per night plus tax.

CAMPING:

- **\$20.00** per night all inclusive at Sycamore Park.
- **\$10.00** per night for tent camping sites in Sycamore Park.
- **\$5.00** per night for tent camping sites in Luper Hole and Canoe Pickup.
-

FLOATING:

- **\$20.00** per person Canoes, Single Kayaks & Double Kayaks
- **\$70.00** Rafts maximum 5 people
- **\$50.00** Late Charge for any canoe missing from last pick-up at 4:30.

CLUBHOUSES:

Flint Ridge Club House:

Deposit: **\$150.00** that is refunded after guests cleanup and there are no damages.
Rental Fee: **Free**

Pine Ridge Club House:

Deposit: **\$250.00** refunded after guests cleanup and there are no damages.
Rental Fee: **Free**

Recreational Vehicle Parks Club Houses:

Deposit: **\$150.00** that is refunded after guests cleanup and there are no damages.
Rental Fee: **Free**

Statehood House:

Deposit: **\$100.00** refunded after guests cleanup and there are no damages.
Rental Fee: **\$300.00** per night plus tax.

***See also separate listings of the above rentals.**

*** See Golf Course for their fees.**

REFER TO *STANDING RULES* FOR “CLUBHOUSE RULES” PAGE 7-8; “FACILITY USAGE” PAGE 13, “GROUP USAGE” PAGE 21; “PINE RIDGE CLUBHOUSE AND STATEHOOD HOUSE”, PAGE 27

Flint Ridge Welcome Packet

RESTAURANT AT DEER VALLEY CLUB HOUSE

While the restaurant is a provision of the Flint Ridge Covenants for FRPOA members and their guests, from time to time it may be under private contracted management. The restaurant manager plans and prepares the menu and sets the hours of operation.

Location: Flint Ridge Club House and Pro Shop at the Golf Course.

Hours: Open seasonally. Notices are posted to announce special evening meals or Holiday specials.

Restaurant Phone: 918-597-3637

Office Phone: 918-597-2101

See also: Club House Rental for private parties or receptions.



**PLEASE REFER TO *STANDING RULES*, “CLUBHOUSE RULES” PAGES 7-8 ;
“FACILITY USAGE” PAGE 13 AND “GROUP USAGE”, PAGE 21**

Flint Ridge Welcome Packet

RIVER ACCESS THE ILLINOIS RIVER AND FLINT CREEK

The heart of the natural beauty of Flint Ridge is the clear water of the Illinois River. The Illinois River and Flint Creek are under the jurisdiction of the Oklahoma Scenic River Commission for protection of the river and safety of its users.

Hiking trails, passive recreational activities including canoeing, camping and fishing are allowed for all FRPOA members in good standing from any of the Flint Ridge River and Flint Creek Access points.

NO MOTORIZED VEHICLES OF ANY KIND ARE PERMITTED ON THE BANKS OF THE ILLINOIS RIVER, FLINT CREEK, IN THE RIVER BEDS OR ON THE GRAVEL BAR ISLANDS IN THE RIVER.

Access Locations:

- Canoe Launch at Sycamore Park on West Clear Creek Road.
- Luper Hole and Primitive Campground on Wild Horse Road.
- Canoe Pick-up and Primitive Campground on Willow Creek Drive.
- Recreational Vehicle Parks I & II on Flint Creek at US Highway 412.
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View of Illinois River near Canoe Pick-up

**PLEASE REFER TO *STANDING RULES* FOR “CANOEING” AND RIVER SAFETY,
PAGE 4-6**

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RULES AND GOVERNING DOCUMENTS

As a private gated residential community, there are rules for the operation, safety and harmonious living in the Flint Ridge Resort. It is the responsibility of the FRPOA members to read and to be familiar with all governing documents.

- Articles Incorporation for the Flint Ridge Property Owners Association, Inc. 1984, known as **Articles of Incorporation**
- Deed of Dedication and Protective Covenants for Flint Ridge 1974 and its Supplements and Amendments, known as **Covenants**.
- By-Laws of Flint Ridge Property Owners Association,
- Flint Ridge Property Owners Association, Inc. Standing Rules, known as **Standing Rules**.
- Standing Rules are changed or modified from time to time through **Resolutions** passed by the Flint Ridge POA Board of Directors.
- New Deed of Dedication & Protective Covenants Adair & Delaware Counties effective **September 1, 2014**

Copies of these documents are available to every FRPOA member and can be obtained from the Administrative Office or on the Flint Ridge website.

Contact: Administrative Office.

Phone: 918-597-2101

VISIT FLINT RIDGE OFFICIAL WEBSITE www.FlintRidgeResort.com

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RURAL WATER SOUTH DELAWARE COUNTY REGIONAL WATER AUTHORITY (SDCRWA)

Location: Area near Clear Creek Reservoir and Clear Creek Park.

Address: 653 Valley View Drive, Kansas, OK 74347

Phone: 918-597-2350

Email: sdcrwa@yahoo.com

Call for all water hookups and costs involved for water service to lots. A qualified septic system is required to have water service.



Additional information is available at the following web sites.

- Oklahoma Department of Environmental Quality: www.sdwis.deq.state.ok.us/ use FRRWD code # 1021694 to obtain specific information about FRRWD.
- Environmental Protection Agency: www.epa.gov

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SECURITY

Provides Security Patrols, monitor the electronic gates and respond to emergency calls.

Location: Crossroads/Construction Gate.

Phone: 918-579-2111

Office Hours: 24 hour monitoring and phone coverage.

Gate Cards: **ALL FRPOA MEMBERS must first fill out an application at the Administrative office.**

Processing Fee: **\$100.00** includes up to 2 gate cards for new FRPOA members.
\$25.00 to replace lost gate cards.



PLEASE REFER TO *STANDING RULES* FOR “SECURITY”, PAGE 31-32

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STATEHOOD HOUSE LODGING

The Statehood House is an original house that had been built on the Flint Ridge Resort Property before it became a private gated community. It has been refurbished to be used as rental units for large family or group gatherings.

Location: Across from the Administrative Office and adjacent to one of the swimming pools.

Accommodations: Sleeps 8 people on first floor and 12 on the upper floor; furnished kitchen, dining area and restrooms with showers for each floor.

Contact: Administrative Office

Phone: 918-597-2101

Deposit: **\$100.00** refunded after guests cleanup and there are no damages.

Rental Fee: **\$300.00** per night plus tax.

Reservations and a minimum of a two nights stay are required.



Statehood House at Recreation Complex

*See also Rental Units.

PLEASE REFER TO *STANDING RULES* FOR “PINE RIDGE CLUBHOUSE AND STATEHOOD HOUSE, PAGE 27”

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SWIMMING POOLS

Location: One pool is directly across from the Administrative Office and adjacent to the Statehood House. Another set of swimming pools are behind the Deer Valley Club House and Restaurant and overlook the Golf Course.

Hours: Open 10:00 a.m. till 10:00 p.m. Memorial Day weekend through Labor Day weekend.

Safety Rules:

- There is NO lifeguard on duty.
- Adults must accompany children 16 years and younger.
- No pets allowed inside the fenced area.



Overview of swimming pools

REFER TO *STANDING RULES FOR SWIMMING POOL GUIDELINES*, PAGE 33

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UTILITIES, SERVICES, MEDICAL AND OTHER IMPORTANT INFORMATION

Adair County

- Ozark Electric Cooperative 1-800-521-6144
208 S. Williams, Westville, OK 74965
www.ozarksecc.com
- Power outage 1-800-521-6322
- Adair County Sheriff 1-918-696-2106
- Adair County Clerk, Stilwell, OK 1-918-696-7198
- Adair County Assessor, Stilwell, OK 1-918-696-2012
- Tag Agent- Westville, OK 1-918-723-3762

Delaware County

- Northeast Oklahoma Electric Cooperative 1-800-256-6405
PO Box 948, Vinita, OK 74301
www.neelectric.com
- Delaware County Sheriff 1-918-253-4531
- Delaware County Clerk, Jay, OK 1-918-253-4520
- Delaware County Assessor, Jay, OK 1-918-253-4523
- Tag Agent- Kansas, OK 1-918-868-3977

Phone and Internet Service

- Salina-Spavinaw Telephone Co. 1-800-722-3450
PO Box 600 www.sstelco.com
Salina, OK 74365
- Ozark Electric Cooperative 1-800-521-6144

Wireless internet service is available in the Flint Ridge Clubhouse for Flint Ridge members in good standing.

Trash Service

- CCRS-Cherokee County Refuse Service 1-918-456-7060
- Lake Region Trash Services 1-918-456-9839

Medical Care

- Kansas Medical Clinic 1-918-868-2175 or 2176
- Siloam Springs Memorial Hospital 1-918-524-4141
- Tahlequah City Hospital 1-918-456-0641
- Hastings Indian Medical Center, Tahlequah, OK 1-918-458-3186