

FLINT RIDGE

~~~~~ On the Illinois River



WELCOME!

INFORMATION AND QUICK REFERENCE

FLINT RIDGE PROPERTY OWNERS, ASSOCIATION, INC.

Flint Ridge Welcome Packet

TABLE OF CONTENTS

Administrative	3
Architectural Control Committee (ACC)	4
Amenities	5
Cabins	6
Camping	7
Canoeing	8
Church	9
Clubhouses	10
Conservation Easement	13
Equestrian	14
Exercise Fitness	15
Fire Department	16
Fees/Fines/Assessments	17
Golf Course	18
Hiking	20
Map of Flint Ridge	21
Pets	23
Recreation Center	24
Rental Rates	25
Restaurant	26
River Access	27
Rules and Governing Documents	28
Rural Water District	29
Security	30
Statehood House	31
Swimming Pools	32
Utilities/Services/Medical and other Information	33
Key Word Index	34

Flint Ridge Welcome Packet

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

Office Staff: General Manager: James Thompson
Front Office Coordinator: Susan Barnett
Accounts Receivable/ Collections
Administrative Assistant: Anita Hirsch
Maintenance Supervisor: Jimmy Reasor

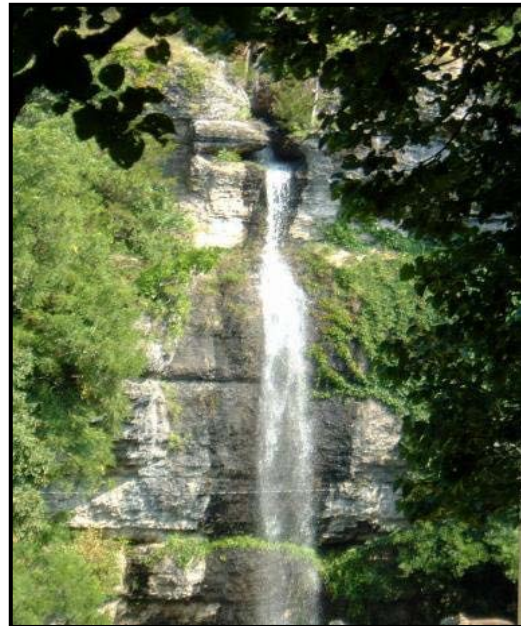
Security Office Phone: 918-597-2111

Flint Ridge Rural Water District Phone:
918-597-2350

Board of Directors:

President: Nate Meleen
Vice Pres.: Del Patterson
Secretary: Jeannie Graham
Treasurer: Kurt Robinson
Member: Royce Casey
Member: Bob Stefick
Member: Lew Story

Meetings: Last Saturday of each month
with exceptions, 9 AM., Deer
Valley Club House. Inquire
at office.



View from Office and Sports Complex

Newsletter: [Flint Ridge Community](#) available on Flint Ridge website or by Email.

VISIT FLINT RIDGE OFFICIAL WEBSITE www.FlintRidgeResort.com

Flint Ridge Welcome Packet

ARCHITECTURAL CONTROL COMMITTEE (ACC)

Mailing Address: One Pioneer Court
Kansas, OK 74347

Office Hours: Friday 1 PM

ACC Members: Lloyd Servaes, Chairperson
Bob Stefick
Jeannie Graham
Fred Johnson
John Webb

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.

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.

Tree Cutting: Cutting trees that measure in excess of 3” in diameter from 12” above the ground require a permit from the ACC.

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

ICC Inspectors: Joe Williford

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.

Flint Ridge Welcome Packet

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
- Shuffle Board
- Horseshoe Pits
- Basketball Court
- Volleyball Court
- Baseball Field/Soccer Field
- Pool Table/ Ping Pong Table
- Tennis Courts (2)

- Children's Playground
- Picnic Areas
- Swimming Pool

Other Non-Fee Activities:

- Fitness Center at Deer Valley Club House (See page 11)
- Primitive Camping at Luper Hole and the Canoe Pick-up
- Fishing
- Paddle Boats at Clear Lake

- Flat Bottom Boats at Clear Lake and Bear Lake
- Swimming pool at Deer Valley Club House
- Hiking Trails

ACTIVITIES WITH FEES

- Deer Valley Golf Course
- Canoeing

- Pine Ridge Club House
- Sycamore Park Camping with RV Hook-ups
- Deer Valley Club House Community Room

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 Deer Valley Club House Restaurant.

Accommodations: Kitchenette, one bathroom, two bedrooms, fully furnished, beds for six persons.

Reservations: Reservations required for a minimum of a two night stay.

Deposit: **\$100.00** that is returned after check-out. Guests must clean up for full refund.

Rental Fee: **\$50.00** per night plus tax.

Contact: Administrative Office.

Phone: 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”**

Flint Ridge Welcome Packet

CAMPING

Camping, even though it is an amenity for all FRPOA members, all campers must register at the Administrative Office to receive a permit regardless if campsite is free or requires a fee. Guests must be accompanied by FRPOA members. Security Officers patrol each campground. Quiet hours are enforced beginning at 11:00 PM through 7:00 AM.

Location:

- Sycamore Park is for Recreational Vehicles with hook-ups only.
- Sycamore Park also has Tent Camping in non-Recreational Vehicle sites.
- Luper Hole on the scenic Illinois River is for Primitive Tent Camping only.
- The Canoe Pick-up has a few 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:

- **\$14.00** per night all inclusive at Sycamore Park for electric and water hook-up.
- All fees must be paid in advance.
- **\$4.00** per night all Tent Camping Sites at Sycamore Park

Contact: Administrative Office

Phone: 918-597-2101



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

Flint Ridge Welcome Packet

CANOEING

Flint Ridge provides a private canoe 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
 - 12:00 noon
 - 2:00 PM

Pick-up Times:

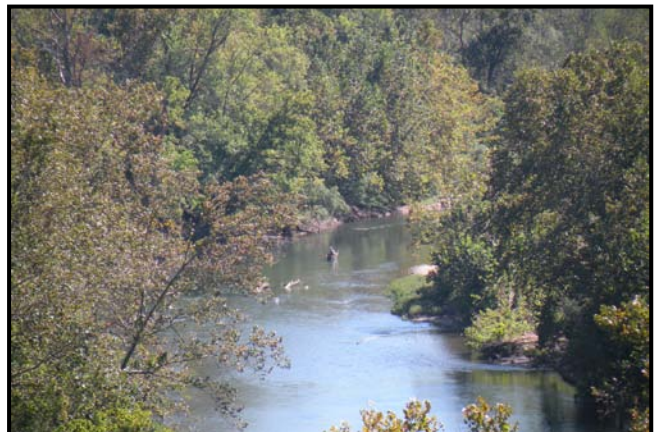
- 12:30 PM
- 2:30 PM
- 4:30 PM

Fees:

- **Canoes \$10.00** per person, all ages
- **Kayaks \$15.00** all ages
- **Rafts \$50.00** 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 “CANOEING”, and “RIVER RULES”, PAGE 4-6, FOR YOUR SAFETY.

Flint Ridge Welcome Packet

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



Flint Ridge Welcome Packet

CLUB HOUSES

Deer Valley Club House and Restaurant



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

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

Reservations: Although the Deer Valley 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**

Contact: Administrative Offices Phone: 918-597-2101

Continued next page.....

Flint Ridge Welcome Packet

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.....

Flint Ridge Welcome Packet

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"

Flint Ridge Welcome Packet

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.

Hours:

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: Two treadmills, stair step machine, stationary bike, adjustable weights and static weights.
- Hours: 24/7 with your Flint Ridge gate card.
- Day time hours: **FREE** to FRPOA members in good standing 8 AM to 5 PM daily accessed through Pro Shop. Summer time hours are extended on Friday and Saturday until 7 PM.
- Contact: The Pro Shop.
- Phone: 918-597-3636
- Age: Club House age limit applies, see Standing Rules.



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

Flint Ridge Welcome Packet

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 Chief: Jeff Sample

Deputy Fire Chief:

Fire Department Board of Directors:

Mike Cox, Don Wilcoxon, Edward Grant, Lew Story, Robert Webb.

Fire Fighter's Meeting is the last Monday of each month.

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

Explorer Post is available for Teens 16 to 21 years old.

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 2 gate cards and stickers for your vehicle.

Gate Card-

Gate cards are issued to property owners and their dependents living at Flint Ridge who have a valid driver's license showing the Flint Ridge Address. Cards for dependents are \$10 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

Flint Ridge Welcome Packet

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

Grounds Keeper: Sam Gillis

Pro Shop Staff: Sam Gillis and Charles Carter



Flint Ridge Welcome Packet

Fees: Active Golf Membership allows unlimited golf **\$40** per month.

Other Golf Memberships:

- Single Membership **\$505** per year.
- Husband and Wife **\$530** per year.

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

Green Fees:	Week Day (Monday through Friday)	\$15.00 + tax
	Weekend & Holidays	\$18.00 + tax
Cart Rents:	9 holes	\$9.00 + tax
	18 holes	\$18.00 + tax
	Private carts daily trail fee	\$10.00 + tax
	Private carts yearly trail fee	\$200.00 + tax
	Annual cart rentals	\$550.00 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

Flint Ridge Welcome Packet

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
- Bluff Trail-Luper Hole southwest of campground along the Illinois River
- River Cane Trail-Luper Hole east-northeast of campground along Illinois River
- Pine Ridge Club House Trail- Along rock paving and rock wall west of Club House

Conservation Easement at Sycamore Park



Pine Ridge Club House trail

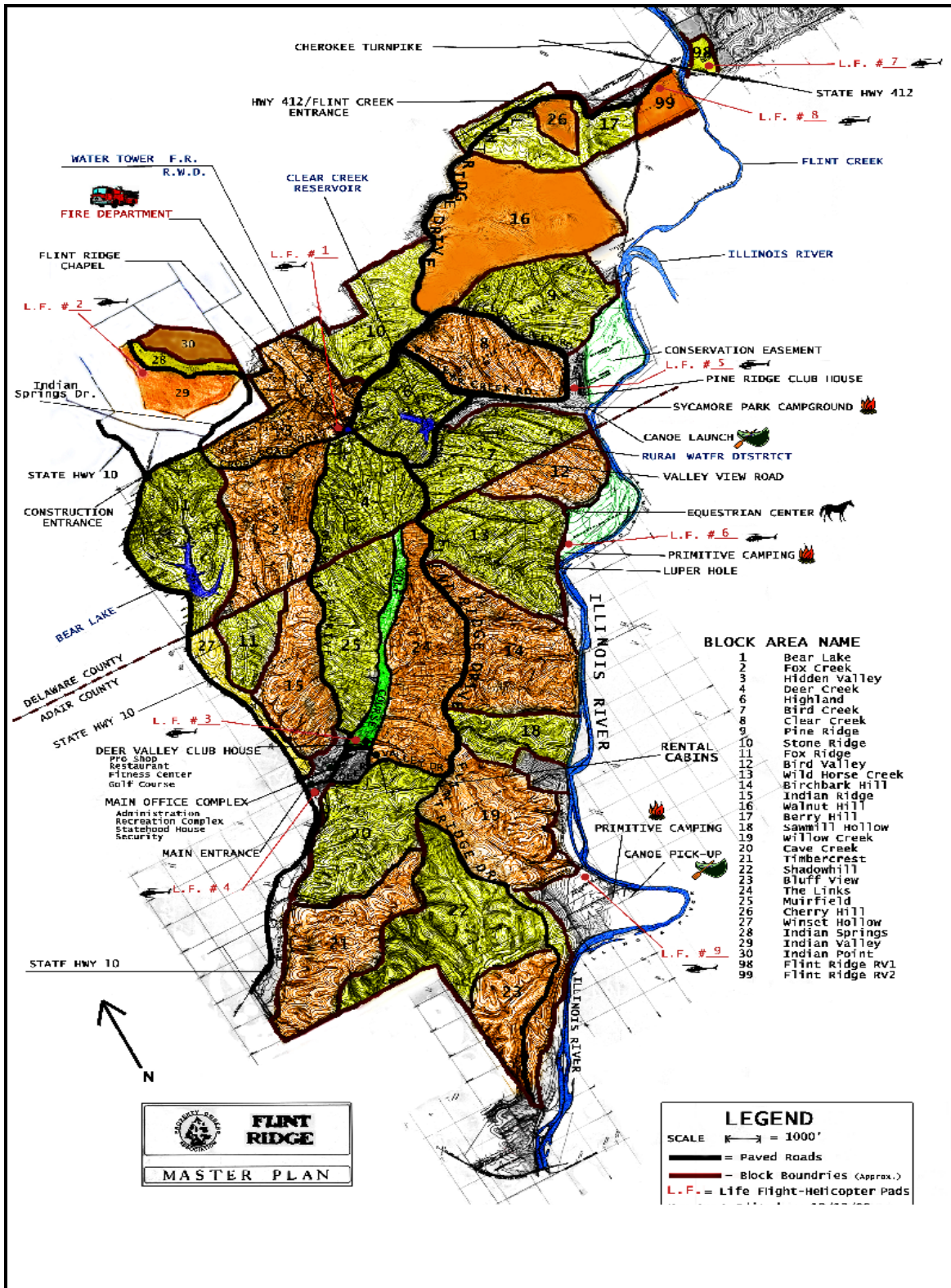
See also information on the Conservation Easement., Welcome Packet, Page: 10

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

MAP OF FLINT RIDGE RESORT

Please find map of Flint Ridge on the following page.

Flint Ridge Welcome Packet



Flint Ridge Welcome Packet

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. Animals running free may be picked up and owners will be fined in accordance with the Standing Rules.

Flint Ridge Animal Medical Project (FRAMP), a non-profit volunteer organization was developed to care for stray animals found **only** in Flint Ridge, provide medical care, a shelter and an adoption process for pet lovers.

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

Contact Security to report stray or lost pets. Phone 918-597-2111.

Location of Animal Shelter: Near FRPOA Maintenance Shop.

FRAMP Board of Directors:

- Susan Barnett-President
- Mary Clem-Vice President
- Anita Hirsch-Secretary/Treasurer

Donations of money for medical care, food or supplies and volunteers are welcome. Wal-Mart donates food. Donations come from various individuals or companies. FRAMP partners with Save Our Strays to provide homes for abandoned dogs and cats in other states.

Contact FRAMP through the Administrative office for further guidelines on FRAMP's policies in caring for animals.

Contact the FRPOA administrative office for rules on picking up strays, or for violations of the leash laws.

Adoption fee: **\$60** to cover spay and neuter costs.

See Fees & Fines regarding pets taken to the FRAMP Shelter in the Standing Rules.

See: www.petfinder.com to view pets for adoption from FRAMP.

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

Flint Ridge Welcome Packet

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, shuffle board, miniature golf, horseshoes, tennis equipment and balls are available from the Administrative Office or you may bring your own basketball, volleyball and tennis equipment. Also enjoy the Children's playground, and picnicking.

Guests: Guests must be accompanied by a FRPOA member

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: **\$50.00** per night plus tax.

CAMPING:

- **\$14.00** per night all inclusive at Sycamore Park.
- **\$4.00** per night for tent camping sites in Sycamore Park.
- **FREE** all other campgrounds tent camping sites.

CANOEING:

- **\$10.00** per person, all ages Canoes.
- **\$15.00** Kayaks
- **\$50.00** Rafts maximum 5 people
- **\$50.00** Late Charge for any canoe missing from last pick-up at 4:30.

CLUBHOUSES:

Deer Valley 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: **\$125.00** per night, per floor 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: Deer Valley 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.
-



View of Illinois River near Canoe Pick-up

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

Flint Ridge Welcome Packet

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, Revised 2006, known as **By-Laws**.
- 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

Flint Ridge Welcome Packet

RURAL WATER FLINT RIDGE RURAL WATER DISTRICT (FRRWD)

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

Address: 653 Valley View Drive, Kansas, OK 74347

Phone: 918-597-2350 Emergency Phone: 918-868-7420

Email: frrwd@sstelco.com

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

District Superintendent: Terry Woods

Accounting: P.A. Engle

Staff: Chris Potter

FRRWD Board of Directors:

- Del Patterson-Chairman
- Brian Snyder-Vice President
- Don Wilcoxon-Secretary/Treasurer
- Jerry Langston
- Gary Whitlow
-

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



Flint Ridge Welcome Packet

SECURITY

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

Location: Adjacent to the Administrative Office.

Address: 1 Pioneer Court, Kansas, OK 74347

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, then present themselves to the Security Office to obtain a photo gate card. Names must be on deed to property with exception of children as listed below.**

Processing Fee: **\$100.00** includes gate cards for new FRPOA members.

- **\$25.00** to replace lost gate cards.
- **\$10.00** for dependent children who are 16 years of age and full time residents.



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

Flint Ridge Welcome Packet

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 10 on the upper floor; furnished kitchens, dining areas 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: **\$125.00** per night, per floor.

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”

Flint Ridge Welcome Packet

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 10AM Memorial Day weekend through Labor Day weekend. Club House pools close at 10 PM, Statehood House pool closes at 10 PM.

Safety Rules:

- There is NO lifeguard on duty.
- Adults must accompany children 16 years and younger.
- Guests must be accompanied by FRPOA member.



Overview of swimming pools at Deer Valley Clubhouse and Restaurant

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

Flint Ridge Welcome Packet

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
Salina, OK 74365
www.sstelco.com

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

Kansas Office -DLS internet 1-918-868-5392

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 or 3239

Flint Ridge Welcome Packet

INDEX

Key Word	Page
ACC	4
ACC Guidelines	4
Accounting -see administrative	3
Activities - see amenities	5
Adair County- Assessor, County Clerk, Sheriff	33
Address, Flint Ridge	3
Address, Rural Water District	29
Address, Fire Dept.	16
Administrative	3
Amenities	5
Architectural Control Committee	4
Assessments	17
Assessor- Adair, Delaware	33
Baseball	5,24
Basketball	5,24
Board of Directors, meetings	3
Boats	5
Building Permits	4
Bylaws	28
Cabins	6
Camping	7
Canoe Pickup	7,8
Canoes	8
Children's playground	5,24
Church	9
Clubhouses	10,11,12
Conservation Easement	13
Construction	4
County Clerk-Adair, Delaware	33
Covenants	28
Deer Valley Clubhouse	10,15,18
Doctor	33
Dues	17
Electric Service	33
Email addresses	3
Emergencies	16,33
Equestrian	14
Exercise	15
Fees	17
Fines	17

Flint Ridge Welcome Packet

Fire Department	16
Fires	7, 16
Fishing	5
Fitness	15
Flat bottom boats	5
Flint Ridge Rural Water District	29
Flint Ridge Volunteer Fire Dept.	16
FRAMP	23
Golf	18
Governing documents	28
Hiking trails	20
Horses	14
Horseshoes	5,24
Hospital	33
ICC	4
Inspections	4
Internet	33
Leash Laws	23
Lodging	6,31
Luper Hole	5,7
Map of Flint Ridge	21,22
Medical	16,33
Meetings	3
Miniature golf	5,24
Newsletter	3
Oklahoma Scenic River Commission	8
Paddleboats	5
Permits	4
Pets	23
Phone-Flint Ridge	3
Phone Service	33
Picnic areas	5,24
Picnicking	5,24
Pine Ridge Club House	11
Ping Pong	5
Playground	5,24
Pool (Billiards)	5,24
Pool (swimming)	5,32
Primitive camping	5,7
R.V. Parks	4,12
Recreation Center	24
Recreational Vehicle Parks	25
Recreational Vehicle permits	4
Rentals	5,25
Restaurant	26
Ridge Chapel	9

Flint Ridge Welcome Packet

River Access	27
River Safety	8
Roundhouse (see Pine Ridge Club House)	11
Rural water	3,29
RV I and II Clubhouses	12
Scenic River Commission	8
Security	3, 30
Sheriff-Adair, Delaware	33
Shuffle Board	5,24
Soccer	5,24
Stables	14
Staff	3
Standing Rules	28
Statehood House	5,25,31
Swimming Pool	5,32
Sycamore Park Camping	7
Tag Agent	33
Telephone	33
Tennis	5,24
Tree cutting	4
Utilities	33
Water	3, 29
Website	3