

Oak Run New Resident Orientation

Chapter 1 – Oak Run Associates, Ltd (ORAL)

Brought to you by

Oak Run Homeowners Association

Presented by Tom Osborn
ORHA New Resident Orientation Chair

Purpose of this Presentation

Explain the “governing structure” of Oak Run

Who is ORAL & why they are important to you.

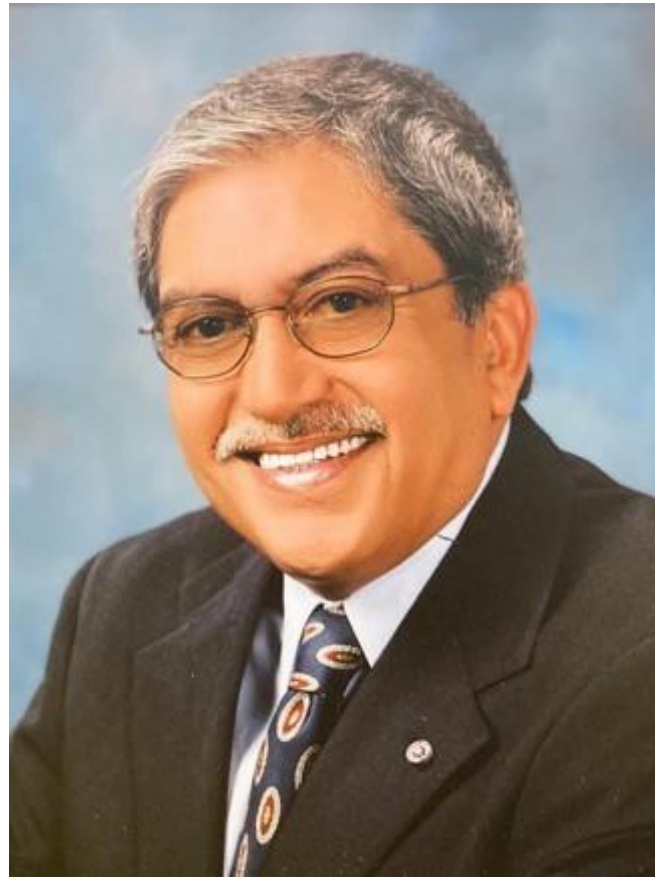
Who is ORHA & why they are important to you.

Give you some Tips and Tricks

Give you a sample of what to do in Oak Run and the surrounding Ocala Area

Founder of Oak Run

Kulbir Ghumman



History of Oak Run

In 1983, DECCA (Development and Construction Company of America) begins development on 1400 acres.

First home sold in 1985

3500 Homes

About 6,000 people live here

25 Neighborhoods, No two of which are identical!

Oak Run Associates Ltd

DECCA was recently renamed OAK RUN ASSOCIATES LIMITED (ORAL)

ORAL includes Oak Run, DECCA Real Estate, DECCA Digital Solutions and Royal Oaks Restaurant, Club & Golf Course

ORAL owns and maintains all common facilities, common property, and streets and roads (except for residential neighborhood roads.)

You own your home and property to the center of the road (and pay Property Taxes on them to Marion County.)

Follow us on Facebook @oakrunassociates

Oak Run Associates Ltd

KEY PERSONNEL

Priya Ghumman: President & CEO

Alana Inman: Administrative Assistant to CEO/Liaison to
ORHA

Chuck Stein: Executive Assistant to CEO/Creative
Marketing Spec.

Tim Lafferty: SR. V.P. Service Operations

Art Wile: V.P. of Revenue Operations/Communications

Corporate Office adjoins The Orchid Club

DECCA Real Estate

LOCATED on the East side of the Corporate
Office Parking Lot



Royal Oaks Golf Course



Royal Oak Golf Course

Semi-Private Course

**Several Different Membership Options
Available**

**Cart may be included in the
Green Fee**

Golf Pro Lorie Wilkes

Lessons available!

Royal Oaks Dining

Golf Membership includes Social Membership fee
Social Memberships available at a reasonable
rate of \$172.50 per quarter.

Privileges of membership:

1. May eat anytime, Breakfast, Lunch, or Dinner
2. Members special nights like Steak Nights & Holidays
3. Open to the public 3-7pm Tuesday – Friday
Please make reservation for evenings.

Service Fee

You Pay a monthly Service fee to ORAL for:

1. Cable Television Reception Service
2. Channel 12 (for community service announcements)
3. Weekly Garbage Pickup (Wednesday, bagged!) and Weekly Yard Waste (Thursday, not bagged in can or tied!)
4. 24-hour Security at 3 gates
5. Use (You + Guests) of all common facilities (use of Clubhouses, pools, exercise rooms, sports courts, hobby rooms, etc.) **Does not include ROYAL OAKS GOLF COURSE & RESTAURANT**
5. Maintenance of all common facilities

About Your Service Fee

In the original contract between ORAL and each homeowner, the Annual Assessment (Service Fee) may only be adjusted in a sum equal to the percentage of the increase or decrease of the Consumer Price Index (CPI).

The 2020 CPI was 1.2%. Example: in N10 this resulted in an increase in 2021 of \$1.72/month

Your fee may differ from mine, WHY?

Fees vary by neighborhood

Non-Maintained (or standard) homesite property owner is responsible for all maintenance expenses.

MAINTAINED homesites pay a higher rate as mowing, irrigation, chemicals, and pruning ***** of planted bushes, etc. only** are included

“Villas” (Townhomes) pay an additional rate for power washing exterior walls (yearly) & painting (every 5 years).

ORAL's COVENANTS

Covenants are restrictions on what you can/cannot do on your property. You accepted them at closing.



Covenants protect ORAL's investment in the community and your home value!

Examples of Covenants

- **One household resident must be 55 or older**
- **All residents** must be 18+
- Younger guests can visit up to 30 days/year
- No more than 4 residents per household
- **Exterior decorations are limited.** (Refer to Deed Restriction or call Corporate Office for details)
- **All exterior changes must be approved by ARB**
- **No parking on grass**
- **Maintain your lamp post & mailbox**

Please review the full list of Covenants & Restrictions on
ORHA-Ocala.com

About Covenants

- **The Developer created and enforces the Covenants.** Not all Neighborhoods have the exact same rules, but they are all similar. They are online @ ORHA-OCALA.com.
- You can make changes to your yard or home exterior but they must be pre-approved by the ORAL's Architectural Review Board (**ARB**)
- You can submit an ARB request by email to arbrequests@deccahomes.com or print the form found on ORHA-OCALA.com and submit it in the black box in front of the Corporate Office.

Don't cut this down w/o asking Permission!



The ARB Process

- Any changes to the outside of your home requires an ARB...(ex. Painting, new windows, landscaping, cutting trees, convert a Lanai into permanent room of your home)
- Review the online form (print out) “Community Service Request” (on ORHA-Ocala.com or Page 14 of Directory).
- Complete & Submit form in box at Orchid Club or Palm Grove Club lobby, or the black box in front of the Corporate Office. (*Include drawings, pictures, details, etc.*)
- (or) Email info to: arbrequests@deccahomes.com
- You should receive a reply in 30 days

About Security

Oak Run has 3 gates. Only the front gate is open 24 hours a day. “South” and “East” gates are open 6 a.m. to 10 p.m.

Residents enter by recognition of a “RFID” tag on their front windshield.

Guests enter their Drivers License into a Kiosk.

A remote Envera employee determines whether they are a registered guest or vendor of a resident by checking to see if they have been entered into the Envera system by the resident.

Action Needed

1. For an Envera RFID, complete the form located at the Corporate Office and drop it off at the drop box. Envera will mail you a letter with your username and password. An ORAL member will contact you when the decal is ready for pick-up
2. Enter by computer/smart phone your permanent guests (family, regular vendors) and temporary guests (onetime guests).

(No computer or smart phone, call:

(877-936-8372)

Envera to do continued

Remember to enter one-time visitors into the system as a temporary visitor for the date they are coming. (ie contractor for an estimate, Grub Hub, AC repair, etc.)

(If you don't know the actual person coming, just put the correct company name).

About the Gates

Please come to a complete stop!

1. The exit gates are magnetic, approach slowly as you need to be close to trigger it to open.
2. **DO NOT TAILGATE THROUGH!**
3. When the gate goes up, don't dawdle, drive through.
4. Damage to gates will be expensive! \$\$\$\$\$

Fines go up to \$2000.

About “Pool” Tags

Stop by the corporate office and purchase
Recreational facilities Use tags

These tags are used to identify residents and legal guests who are using our facilities (mostly pools).

Purchase several, they are inexpensive.

Guards do periodically check the pools to see that people are not “sneaking in” to use our facilities!

End of Chapter 1

Thank you for viewing Chapter 1 of the Oak Run New Resident Orientation.

Chapter 2 provides information about ORHA (Oak Run Homeowners Association).

Please continue at your own pace. We hope you enjoyed this presentation about Oak Run Associates (ORAL) and found it helpful.