

## Hello Neighbors!

As fall is starting to settle on the neighborhood and the hustle of the summer is starting to quiet, now is the time to start thinking about ways to help in your neighborhood. *The HOA Bi-Annual Meeting is coming up on Tuesday, November 10th at 7 p.m at the Jefferson Elementary School science lab.* We will have 5 open positions with the Board. We are looking for neighbors with fresh ideas, energy and the passion to keep our wonderful neighborhood going strong. Getting involved is a way for you to show your support and enthusiasm for our neighbors and neighborhood. Oak Tree Village has demonstrated that it is a beautiful and great place to live and we need your help to keep that legacy going. **If you want to get involved or have anything to share with the HOA Board, please e-mail [board@oaktreevillage.net](mailto:board@oaktreevillage.net).**

Two years ago, the board voted to hold elections bi-annually, instead of annually. At the time, two longstanding members were looking to step down from their positions. Since that time, the board has held bi-annual elections. Aside from Don Danz, over the past two years, we have had no new nominations. The board has tried to recruit new members with no success. Due to the amount of time it takes the board to hold these elections and the amount of money it costs the home owner association to mail notices, the board agreed to revert to annual elections.



## Non Functional Street Lights

To report a non-functional street light, call AEP-PSO's customer service number: (888) 216-3523 and state you are reporting a streetlight outage at a specific address. If a streetlight is not working due to an inoperable photocell or burned-out light bulb, the utility will attempt to repair it within three business days. A more complicated problem, such as an underground cable fault, will take longer to repair.

## Moving/Refinancing?

If you are selling or refinancing your house, you will need a closing letter from the Homeowners' Association verifying payment of your annual dues. To get a letter, contact the board at [board@oaktreevillage.net](mailto:board@oaktreevillage.net) and you will be provided with the letter for closing.

## Annual Elections

Mark your calendar for the Bi-Annual Oak Tree Village Home Owners Association Meeting and Election. The meeting will be held on Tuesday, November 10th at 7 p.m at the Jefferson Elementary School science lab. Ballots will be distributed to all Oak Tree Village residents in good standing (dues paid) on or before October 15, 2009. Five available board positions will be open at this time. **If you wish to be included in the election for the Oak Tree Village Board of Directors, please submit your biography and goals to [board@oaktreevillage.net](mailto:board@oaktreevillage.net) no later than Sunday, October 11, 2009.**



## Important Dates

- ◆ October 24-25-Free Landfill Days  
[cityoftulsa.org](http://cityoftulsa.org)
- ◆ **October 11-Biography & Goals Due to HOA**
- ◆ October 31—Boo HaHa Parade, Brookside, 3:00 PM  
[brooksidetheplace-tobe.com](http://brooksidetheplace-tobe.com)
- ◆ **October 15—Voting ballots distributed to OTV residents**
- ◆ November 1—Daylight Savings Ends, Set clocks back 1 hour
- ◆ November 7-8—Household Pollution Collection Event  
[metrecycle.com](http://metrecycle.com)
- ◆ **November 10—Semi-Annual HOA Meeting, 7 p.m. Jefferson Elementary School Science Lab**
- ◆ December 12—PSO Christmas Parade of Lights, Downtown,  
[tulsadowntown.org](http://tulsadowntown.org)

# Home Security

## Burglary Prevention Advice by [Chris E McGoey, CPP, CSP, CAM](#)

---

### Home Burglary

By far, the most common threat to our home is burglary. According to the FBI, a burglary occurs somewhere in the United States every 15.4 seconds. By definition, the crime of burglary is a non-confrontational property crime that occurs when we are not at home. However, becoming a burglary victim can leave a family feeling vulnerable and violated. To avoid becoming a burglary victim, it is important to first gain an understanding of who commits them and why.

The majority of home and apartment burglaries occur during the daytime when most people are away at work or school. The summer months of July and August have the most burglaries with February having the fewest crimes. Burglaries are committed most often by young males under 25 years of age looking for items that are small, expensive, and can easily be converted to cash. Favorite items are cash, jewelry, guns, watches, laptop computers, VCRs, video players, CDs and other small electronic devices are high on the list. Quick cash is needed for living expenses and drugs. Statistics tell us that 70% of the burglars use some amount force to enter a dwelling, but their preference is to gain easy access through an open door or window. Ordinary household tools like screwdrivers, channel-lock pliers, small pry bars, and small hammers are most often used by burglars. Burglars continue to flourish because police can only clear about 13% of all reported burglaries and rarely catch the thief in the act.

Although home burglaries may seem random in occurrence, they actually involve a selection process. The burglar's selection process is simple. Choose an unoccupied home with the easiest access, the greatest amount of cover, and with the best escape routes. What follows is a list of suggestions to minimize your risk by making your home unattractive to potential burglars.

### Doors and Locks

The first step is to *harden the target* or make your home more difficult to enter. Remember, the burglar will simply bypass your home if it requires too much effort or requires more skill and tools than they possess. Most burglars enter via the front, back, or garage doors. Experienced burglars know that the garage door is usually the weakest point of entry followed by the back door. The garage and back doors also provide the most cover. Burglars know to look inside your car for keys and other valuables so keep it locked, even when parked inside your garage. Use high quality Grade-1 or Grade-2 locks on exterior doors to resist twisting, prying, and lock-picking attempts. A quality deadbolt lock will have a beveled casing to inhibit the use of channel-lock pliers used to shear off lock cylinder pins. A quality door knob-in-lock set will have a 'dead latch' mechanism to prevent slipping the lock with a shim or credit card. Use a solid core or metal door for all entrance points

- Use a quality, heavy-duty, deadbolt lock with a one-inch throw bolt
- Use a quality, heavy-duty, knob-in-lock set with a dead-latch mechanism
- Use a heavy-duty, four-screw, strike plate with 3-inch screws to penetrate into a wooden door frame
- Use a wide-angle 160° peephole mounted no higher than 58 inches

The most common way used to force entry through a door with a wooden jamb is to simply kick it open. The weakest point is almost always the lock strike plate that holds the latch or lock bolt in place followed by a glass paneled door. The average door strike plate is secured only by the soft-wood doorjamb molding. These lightweight moldings are often tacked on to the door frame and can be torn away with a firm kick. Because of this construction flaw, it makes sense to upgrade to a four-screw, heavy-duty, high security strike plate. They are available in most quality hardware stores and home improvement centers and are definitely worth the extra expense. Install this heavy-duty strike plate using 3-inch wood screws to cut deep into the door frame stud. Use these longer screws in the knob lock strike plate as well and use at least one long screw in each door hinge. This one step alone will deter or prevent most through-the-door forced entries. You and your family will sleep safer in the future.

### Windows

Windows are left unlocked and open at a much higher rate than doors. An open window, visible from the street or alley, may be the sole reason for your home to be selected by a burglar. Ground floor windows are more susceptible to break-ins for obvious reasons. Upper floor windows become attractive if they can be accessed from a stairway, tree, fence, or by climbing on balconies. Windows have latches, not locks and therefore should have secondary blocking devices to prevent sliding them open from the outside. Inexpensive wooden dowels and sticks work well for horizontal sliding windows and through-the-frame pins work well for vertical sliding windows. For ventilation, block the window open no more than six inches and make sure you can't reach in from the outside and remove the blocking device or reach through and unlock the door.

## Burglary advice continued.....

---

In sleeping rooms, these window blocking devices should be capable of being removed easily from the inside to comply with fire codes. Like sliding glass doors, anti-lift devices are necessary for ground level and accessible aluminum windows that slide horizontally. The least expensive and easiest method is to install screws half-way into the upper track of the movable glass panel to prevent it from being lifted out in the closed position. As a deterrent, place highly visible decals on the glass door near the latch mechanism that indicates that an alarm system, a dog, or block watch/operation identification system is in place.

- Secure all accessible windows with secondary blocking devices
- Block accessible windows open no more than 6 inches for ventilation
- Make sure someone cannot reach through an open window and unlock the door
- Make sure someone cannot reach inside the window and remove the blocking device
- Use anti-lift devices to prevent window from being lifted out
- Use crime prevention or alarm decals on ground accessible windows

### Be a Good Neighbor

Good neighbors should look out for each other. Get to know your neighbors on each side of your home and the three directly across the street. Invite them into your home, communicate often, and establish trust. Good neighbors will watch out for your home or apartment when you are away, if you ask them. They can report suspicious activity to the police or to you while you are away. Between them, good neighbors can see to it that normal services continue in your absence by allowing vendors to mow your lawn or remove snow. Good neighbors can pick up your mail, newspapers, handbills, and can inspect the outside or inside of your home periodically to see that all is well. Good neighbors will occasionally park in your driveway to give the appearance of occupancy while you are on vacation.

Allowing a neighbor to have a key solves the problem of hiding a key outside the door. Experienced burglars know to look for hidden keys in planter boxes, under doormats, and above the ledge. Requiring a service vendor to see your neighbor to retrieve and return your house key will send the message that someone is watching. This neighborhood watch technique sets up what is called *territoriality* which means that your neighbors will take ownership and responsibility for what occurs in your mini-neighborhood. This concept works in both single family homes communities and on apartment properties. This practice helps deter burglaries and other crimes in a big way. Of course for this to work, you must reciprocate and offer the same services.

- Get to know all your adjacent neighbors
- Invite them into your home and establish trust
- Agree to watch out for each other's home
- Do small tasks for each other to improve territoriality
- While on vacation - pick up newspapers, and flyers
- Offer to occasionally park your car in their driveway
- Return the favor and communicate often

### Lighting

Interior lighting is necessary to show signs of life and activity inside a residence at night. A darkened home night-after-night sends the message to burglars that you are away on a trip. Light timers are inexpensive and can be found everywhere. They should be used on a daily basis, not just when you're away. In this way you set up a routine that your neighbors can observe and will allow them to become suspicious when your normally lighted home becomes dark. Typically, you want to use light-timers near the front and back windows with the curtains closed. The pattern of lights turning on and off should simulate actual occupancy. It's also comforting not to have to enter a dark residence when you return home. The same light timers can be used to turn on radios or television sets to further enhance the illusion of occupancy.

Exterior lighting is also very important. It becomes critical if you must park in a common area parking lot or underground garage and need to walk to your front door. The purpose of good lighting is to allow you to see if a threat or suspicious person is lurking in your path. If you can see a potential threat in advance then you at least have the choice and chance to avoid it. Exterior lighting needs to be bright enough for you to see 100-feet and it helps if you can identify colors. Good lighting is definitely a deterrent to criminals because they don't want to be seen or identified.

## WHY HAVE A HOMEOWNERS ASSOCIATION?

There are several important benefits to living in a development governed by a homeowners association. The most significant is the proven track record homeowners associations have in maintaining (and often enhancing) property values. Developments with homeowners associations better protect property values because the associations provide critical benefits to residents that they normally would not be able to obtain on their own.

First, the association provides greater certainty that the community will remain physically attractive over time by imposing, and privately enforcing through fines and assessments, rules on architecture, landscaping, accessory buildings, fences, signs, and related matters. Residents don't have to worry that a neighbor will park a 30-foot RV boat, or commercial vehicle in their driveway for months at a time, or that a neighboring home will be painted orange with lime-green trim, or that the landscaping will be allowed to die.

Second, associations often provide recreational amenities for residents – such as playgrounds and walking trails or more high-end facilities such as tennis courts, swimming pools, and “community rooms” – that many residents would not be able to afford on their own or which require physical space unavailable to a single homeowner.

Third, the association provides a variety of services to residents, including maintaining common areas and managing the development's recreational facilities.

As with any endeavor involving a great variety of individuals, disputes are bound to arise. And, being comprised of mere mortals, no homeowners association is perfect. However, with a sense of community and a common goal of maintaining the quality of our neighborhood and the security of our investments, the long-term benefits will outweigh any short-term burdens.

(Adapted in part from article obtained at [www.PlannersWeb.com](http://www.PlannersWeb.com).)

### Free Landfill Days October 24-25

Free Landfill Days for Tulsans are scheduled Saturday, Oct. 24, and Sunday, Oct. 25, at the Quarry Landfill on 46th Street North approximately 1-1/2 miles east of U.S. 169. Tulsa utility customers can dispose of unwanted items, with some exceptions, on those days. The address is 13740 E. 46th St. North. Hours will be 7 a.m. to 3 p.m. each day. Participants must show a City of Tulsa utility bill or a driver's license with an address within the Tulsa city limits in order to be admitted to the landfill.

### Household Pollution Collection Event November 7-8, 2009

You may not realize it, but your home is likely filled with all sorts of dangerous and hazardous pollutants that can cause serious environmental damage if tossed in the trash or poured down the drain. The Metropolitan Environmental Trust's Household Pollution Collection Event will be held on Saturday, November 7 and Sunday, November 8 at the fairgrounds (15th Street at Gate 7) from 10:00 a.m. to 3:00 p.m. on both days. Visit [metrecycle.com](http://metrecycle.com) for more info.

## Oak Tree Village Architectural Committee Reminder

The Oak Tree Village Board of Directors has designated an Architectural Committee for the review of property improvements as subject to the Restrictive Covenants. The Architectural Committee's purpose is to promote good design and compatibility within the subdivision.

Each month, the Architectural Committee of the Oak Tree Village Homeowners' Association reviews applications of residents for repair and new work on their properties. The purpose of this application process is to ensure that the work contemplated by each homeowner is in compliance with the Covenants. The application process serves to protect both the homeowner, his or her adjacent homeowners as well as the association. The process is relatively simple. When work is contemplated, each homeowner should submit an application form to the Architectural Committee for review. This needs to be accomplished **prior to starting** the project. Homeowners should submit their planned alterations using the Architectural Request Form on the Oak Tree Village web site at [www.oaktreevillage.net](http://www.oaktreevillage.net). If you do not have web access, please request the form by writing to the Architectural Committee at: **Oak Tree Village Home Owners Association, Attention: Architectural Committee, 10026 (A) South Mingo Road #228, Tulsa, OK 74133**