



Fall 2011 Newsletter

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 15th at 7 p.m at the Jefferson Elementary School cafeteria. 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.**

Non Functional Street Lights

To report a non-functional street light call AEP-PSO's customer service number (888) 215-3523 and state you are reporting a street-light outage at a specific address. If a streetlight is not working due to an inoperable photocell or burned out light bulb the city will attempt to repair it within 3 days

Noise Complaints

The board has had an increase in noise complaints over the past several months. Please be courteous to your neighbors when entertaining guests or throwing a party. Remember that we all work on different days of the week and at different hours during the day. Think of how you would feel if you were trying to sleep or if you just spent two hours trying to get a sick child to sleep, only to be woken up by loud music or voices.

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 15th at 7 p.m at the Jefferson Elementary School cafeteria. Ballots will be distributed to all Oak Tree Village residents in good standing (dues paid) on or before October 15, 2011. 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 no later than Sunday, October 9, 2011 at 12:00 noon.**



Important Dates

- ◆ **October 9- Biography & Goals Due to HOA**
- ◆ **October 15—Voting ballots distributed to OTV residents**
- ◆ October 22-23-Free Landfill Days cityoftulsa.org
- ◆ October 29—Boo HaHa Parade, Brookside, 2:00 PM brooksidetheplacetobe.com
- ◆ November 6—Daylight Savings Ends, Set clocks back 1 hour
- ◆ November 5-6—Household Pollution Collection Event metrecycle.com
- ◆ **November 15—Semi-Annual HOA Meeting, 7 p.m. Jefferson Elementary School**

Crime update for Oaktree Village

By Tim Lewandowski

According to crime statistics from Tulsa Police; if you have been a victim of crime in Oaktree Village you have most likely just had your car broken into. We have had fourteen criminal incidents reported to Tulsa Police between June 1, 2011 and September 24, 2011 in our “geo code”. The city of Tulsa is broken down into smaller geographic areas called geo codes.

Of the fourteen incidents in our geo code, nine of them occurred in the Stonehaven Villa Apartments at 81st and 107th EA. It is not uncommon to have higher incidences of crime where higher concentrations of people live. Most of the incidents at the Stonehaven Villa were burglaries from vehicles that occurred overnight (Sunday nights/Monday mornings seem to be the most popular) and when people left valuables in their cars. Please remember to remove your valuables from your vehicles or at least put them in the trunk out of view. Car burglars generally won't break into your car unless they see something they want.

Among the remaining five incidents that occurred in our geo code includes a theft of copper tubing from a condo being constructed in Ridgecrest (about a \$4,000 loss). And in Oaktree Village, a car burglar was arrested by a Tulsa police officer on 6-22-11 after the officer observed the burglar breaking into a truck parked in a resident's driveway. The burglar then tried to break into the unmarked police car with the police officer in it and got an unwelcome surprise. The thief's arrest has yielded a dramatic reduction in car burglaries in our geo code in recent months.

A disturbing trend I have been seeing lately in our neighborhood is residents forgetting to close their garage doors. Burglars love nothing more than to be able to break into your house by not being seen. If they have access to your garage then they also have access to a door that is not easily observed that leads into your house.

Have a good holiday season neighbors.

What if No One Runs for the Board?

The past SEVERAL annual elections, there have only been enough candidates running for the Oak Tree Village Homeowners Association Board to fill the empty Board positions. In other words, everyone who ran—won. While not necessarily a *lot* of work, being on the Board does take time out of our busy lives which we would all rather spend with our families. And, admittedly, being on the board is not a lot of fun sometimes since it is impossible to please everyone when it comes to enforcing the covenants and restrictions which are so important in maintaining the value of our largest investments. Residents either feel the Board is not enforcing the covenants and restrictions or is enforcing them inconsistently or too strictly.

So, what happens if not enough people run to fill the vacant board positions? Let us assure you, that does not mean an end to neighborhood issues and disputes. It would mean that most of the duties and responsibilities of the Board would be contracted out to a professional third-party management company. It would also likely require an increase in our annual dues to account for the increased costs associated with utilization of a management company. It would certainly mean more disputes, not fewer, as day to day management decisions would be made by individuals outside our neighborhood with no direct interest in the outcome. Please consider doing your civic duty and serving a term on *your* homeowners association board.

Restrictive Covenant Awareness

Storage of Recreational Vehicles, Boats, Trailers & Campers prohibited

Please let this serve as a friendly reminder that our *Deed of Dedication and Restrictive Covenants* which governs all of our homes prohibits the storage of recreational vehicles (RVs), boats, trailers, campers and other large recreational equipment, except within your enclosed garage.



Lot Maintenance

No inoperative vehicle or machinery shall be stored on any lot and each lot shall be maintained in a neat and orderly condition free of rubbish, trash and other debris and shall be cut, trimmed or mowed to prevent growth of weeds or tall grass.

We are both fortunate and grateful to enjoy living among so many good people in our small neighborhood. While minor or temporary disputes do occur, they are almost always amicably and quickly resolved. Unfortunately, however, your board of directors has received an increasing number of serious complaints about some residents' failure to maintain their property in accordance with our covenants and/or are persistent in what is legally defined as "noxious or offensive trade or activity" or "anything...that may be or may become an annoyance or nuisance to the neighborhood."

Mayors Action Line...a valuable resource for OTV

Created as a convenient one-stop call center, the Mayor's Action Center (MAC) can answer questions about city services, log complaints, provide ticket and municipal court information, or direct you to the appropriate department or city employee to speak with you. Through the MAC you can report problems that you encounter in the community such as tall grass, inoperable vehicles, potholes or water line breaks, to be resolved by City of Tulsa staff.

The MAC uses a computerized tracking system, which allows staff to efficiently follow up on calls. An electronic log documents calls and provides officials with a link to citizen concerns. It is a proven, effective tool for measuring service delivery and a convenient call center for citizen communication.

The MAC is operated from 8 a.m. to 5 p.m. Monday through Friday, except holidays. For after-hours convenience, the office is equipped with a menu offering emergency numbers for all street and water problems.

Contact the Mayor's Action Line one of three ways:

Email: MAC@cityoftulsa.or

On line: cityoftulsa.org/reporting/reporting-problems.aspx

Phone: [918-596-2100](tel:918-596-2100).

All complaints are kept confidential!!

Free Landfill Days October 22-23

Free Landfill Days for Tulsans are scheduled Saturday, Oct. 22, and Sunday, Oct. 23, 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 5-6

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 5 and Sunday, November 6 at the fairgrounds (15th Street at Gate 7) from 10:00 a.m. to 3:00 p.m. on both days. Visit 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. 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**