

July 1, 2002

Volume 1, Issue 1



# WOODFIELD HOMEOWNERS ASSOCIATION NEWSLETTER

## FROM THE PRESIDENT

We, the Woodfield Homeowners Association (WHA) Board of Directors, are looking forward to a very busy and exciting year. Just a few of the many items on our schedule this year are safety, neighborhood crime prevention and entrance landscaping. We have individuals/committees assigned to work each of these areas. However, we would welcome your ideas, suggestions on these items or any other areas affecting our association. Please call or E-mail me at any time (Hubert Smith, 299-3611, hcsmith5@juno.com).

## A SPECIAL THANKS

We send our thanks to former Board Members, Cheryl Barbee, Ed Goodrich and Theresa van den Bulk. The Woodfield Homeowners Association thanks you for the time and effort you put in as a volunteer serving all members of the neighborhood. Your unselfish donation is greatly appreciated.

## WHA BOARD & COMMITTEES

New board members were elected at the annual WHA meeting on May 21, 2002. The Board Members then met to elect Board Officers and establish appropriate Committees.

### Board Members and Offices:

Hubert Smith	President
Jim Thompson	Vice-President
Tom Sanderson	Treasurer
Elizabeth Guse	Secretary
Greg Gaskill	Special Events
Velida Palmer	Member
Gary Ross	Member
Stephanie Royo	Welcoming
Mitzi Thomas	Landscaping

### Committee Chairs:

Bill Allen	Webmaster
Jim Bailey	Lights
Dick Markey	Architectural & Alert Neighbors
Mitzi Thomas	Entrance Landscaping Project
Jim Thompson	Nominating Comm. 2003 Board

## ENTRANCE LANDSCAPING PROJECT

We have formed a committee and are in the process of obtaining a landscaping design for our entrances. Mitzi Thomas is chairperson for the project. We will put information on our website and keep you informed as we develop the project.

## FIREWORKS

Thursday we celebrate the 4th of July, Independence Day. For most Americans, it's a day of celebration of patriotism and it reflects the great pride we take in our country. However, for some it turns into a day of sorrow because of a serious injury, death of a loved one or destruction of a home due to illegal fireworks. Every year illegal fireworks result in millions of dollars of damage and scores of serious injuries or death.

We urge all Woodfield Homeowners to be responsible members of this neighborhood. Don't use or accept the use of fireworks in our neighborhood. We previously distributed a letter to all Woodfield Homeowners Association Members, which clearly states the Board's position of NO TOLERANCE on the use of fireworks in our neighborhood. Please help us make it a fun and safe holiday for everyone.

### **ARCHITECTURAL COMMITTEE MEMO**

Planning to re-roof in the future? If so, it is critically important you contact Dick Markey, Chairman of the Architectural Committee (298-8935), as soon as possible for a copy of the WHA re-roofing procedures. The re-roofing package includes a "Request for Approval to Re-Roof Form." The form must be completed, necessary signatures affixed, and required attachments furnished to Dick Markey for sign off before any re-roofing operations begin (i.e. delivery of roofing materials, tear off of old roof, etc.). Failure to timely and fully comply with these procedures will result in stoppage of all operations until full compliance. This is a "NO TOLERANCE WHA BOARD POLICY AND PROCEDURE." Strict compliance protects yourself and all other WHA members' considerable investment in their homes. Everyone's help and cooperation will be appreciated.

### **CRIME PREVENTION & SAFETY PROMOTION**

The WHA Board is in the process of having "Alert Neighbors" signs installed at all four entrances. The alert neighbors signs will be placed on top of street signs as part of the Citizens Crime Commission's Crime Prevention Program. These signs are widely recognized and warn would be criminals and vandals that Woodfield is an Alert Neighborhood working to prevent crime and making the community a safer place to live. Criminal and vandal acts will be prosecuted to the maximum extent of the law.

All WHA Members will be receiving an Alert Neighbor Guide, as a part of the new directory to be distributed in the near future. In addition, future WHA Newsletters will provide residents Safety and Crime Prevention Tips.

If you would like to be a volunteer and work as a member of the Woodfield Alert Neighborhood Program, please contact Dick Markey (298-8935).

### **HOMEOWNERS ANNUAL DUES**

Annual WHA dues for the period July 1, 2002 – June 30, 2003 are now due. You will be receiving an invoice shortly with appropriate information. The dues, as in past years, are for \$155, to be paid by August 31, 2002. Article VI of the WHA Bylaws states: "Any assessment not paid within thirty days after the due date shall bear interest from the due date at the rate of 15% per annum." To ensure all Woodfield homeowners are treated equitably, we plan to begin assessing 15% interest on the few accounts that are not paid on time. As a resident of Woodfield, we ask for your continued support of the Association in order to maintain our neighborhood and the value of our property. Dues should be mailed to: Woodfield Homeowners Association, P.O. Box 703218, Tulsa, OK 74170.

### **NOMINATING COMMITTEE FOR 2003 BOARD**

The WHA Bylaws call for the establishment of a Nominating Committee to identify candidates for the 2003 board. Our Bylaws state that the Chairman of the committee will be a member of the current WHA Board, but any willing WHA Member can be a member of the Committee. If you are interested and would like to discuss the possibility of becoming a WHA Nomination Committee Member, call Jim Thompson (298-2220).

### **DRIVE-BY MAIL THEFT**

In mid-May a mailbox theft was observed on South Oxford Avenue. A car with two occupants (a female driver and a male passenger) stopped at a mailbox with the flag up, the male opened the mailbox lid and took the contents, and the car drove away quickly. The mailbox lid was left open and the flag was left up.

The vehicle was a red, midsize car. After the mailbox contents had been taken, the car went north and was observed to turn west onto 112<sup>th</sup> place. This all happened about 11:30 AM, just a few minutes before the arrival of the mail vehicle.

This incident was reported to the occupant of the home of the burglarized mailbox and to the police.

### **PHASE II ROOFING COVENANTS VOTE**

We are happy to report the efforts to change the roofing covenants for Phase II (Blocks 8-13) was successful. Out of 104 residences, a total of 92.5 voted yes, 4.5 voted no and 7 were not available or elected not to vote. Note: Each property had one vote, which could be split between two owners, resulting in a .5 vote for yes and .5 for no. To pass, the change required a 70% yes vote. We received 89% yes votes.

The appropriate legal work will be done to update the covenants and reflect this roofing change. This will bring Phase I and II back into line concerning the roofing covenants. Note: Phase I had previously approved this change. If you are thinking about re-roofing see the "Architectural Committee MEMO" in this newsletter.