

**OEHA Directors  
& Officers**

**Gracie Sullivan**  
Director & President

**Sam Yearby**  
Director & Vice Pres.

**Michelle Mosley**  
Director & Newsletter Editor

**Linda Morphis**  
Director & Treasurer

**Don Boedeker**  
Director & Newsletters

**Frank Cleary**  
Director & Secretary

**Linda Henson**  
Director & Project Chair

**Tracy Chappell**  
769-5295  
Welcoming/Courtesy

**Linda Coates**  
Webmaster

**Neighborhood Coord.**  
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Officer Wayne Embrey  
739-8238

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**CPA/Bookkeeper:**

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**Attorney:**

Mr. Richard R. Rice  
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# Oakwood East Newsletter

January, February, and March 2009

[www.oakwoodeast.org](http://www.oakwoodeast.org)

**Annual Meeting:** This is a reminder of your annual meeting scheduled for January 15, 2009 at 7:00PM at the Community Nazarene Church, SE 15<sup>th</sup> Street across from William's Gas Station. Reminders will also be included with your annual assessment invoices and on the marquees. All homeowners are members of the association and have one vote per household, provided assessments are paid up-to-date. Please come and exercise that vote. You can review and ask questions on the budget and proposed projects for the coming year, and other matters of interest may be addressed. In case of inclement weather, the meeting will be held the next Thursday, January 22, 2009, same time and place.

**Dam Repair:** In our last issue we reported about a meeting held to discuss noticeable damage to our dam at the south pond. This is a follow-up on that project. Six members of the Board of Directors plus 14 residents attended this meeting. George Blevins from Concrete Raising Corp. (CRC) explained the deterioration of the dam and the urgency to repair it. Water was running under the dam and the dirt necessary to hold up (support) the concrete of the dam was absent in big areas. We found no other company that could or was willing to work this small a project. All attendees agreed it had to be done, and the contract was let. CRC did all they promised for the price quoted even though it took more work and materials than originally estimated. They did a great job! They specialize in the "raising, leveling, and stabilization" on all types of concrete, including sidewalks, pools, pool decks, patios, curbs, gutters, garage floors, driveways, parking areas and roads. They've also done some driveway work in our neighborhood.

If you have a need for such services, call George at 773-1272 for a free estimate.





## The Tree Bank Foundation

### **TREES – DESTRUCTION & REPLANTING:**

The ice storm in December 2007 was very expensive for us as well as others. Many of our trees were destroyed, so we hired several people to remove, prune and grind some of the remaining stumps. That left us without funds to immediately replace them. Then President Grace Sullivan heard of the Tree Bank and Apache Foundations Grant Program. She applied, was approved and 23 trees were delivered on October 10, 2008, all free under the approved grant. They were nice trees 5-6 feet tall; 2 Atlas Cedars, 10 Bald Cypress, 2 Greenspire Linden, 2 A.B. Maple, 1 Burr Oak, and 6 Chinese Pistache.



(Larry Morphis & Don Sullivan to Unload Truck)

Grace Sullivan and Larry Morphis donated 5 hours labor each selecting proper placement, digging holes, carrying water and planting the trees. Don Sullivan donated 3 hours helping. The ground was hard making it more difficult to get the trees planted. Therefore, we really appreciate these volunteers that do so much for our neighborhood. Thanks so much to The Tree Bank and Apache Foundations, and to Grace, Larry and Don. Our neighborhood's appearance once again shows our efforts to keep Oakwood East a beautiful place to live.

**From Your President:** As with any budget, personal or business, surprise expenses occur. Visiting with other homeowner associations, I have learned that with assessments almost double to ours they had to impose special assessments to pay for some of their expensive repairs and ice storm damage. Oakwood East Board of Directors/Officers is so conscientious of being frugal with your

assessments, it resulted in our being able to pay \$9,920.00 to repair the dam and \$4,650.00 to remove and trim trees after the ice storm damage. These items were not in our budget for 2008, and although we were able to pay, it will delay completing some other planned projects. Such a positive financial position has not always been the case. Through the competitive bidding process, sound business decisions and some volunteer labor to perform needed services we've not requested any special assessments. The current assessments have not increased in 3 years. Foreclosures have cost us approx. \$3,046.00 this year, which we will never receive. Collection efforts aggressively continue by our attorney on accounts over 2-years past due for \$9,679.00 delinquent assessments, 2008 Assessments of \$2,638.00 have also not been paid and are not included in the previous numbers. This adds up to a total of \$15,364.00. You as residents are welcome to our monthly meetings to monitor your Board of Directors' discussions and votes to improve our neighborhood.

**Volunteers Needed:** Every year there are several projects that the Oakwood East neighborhood could do as self-help and help keep labor cost down. Some projects include repair playground equipment, clean up trash around ponds and entrances, etc. If you are one of our homeowners who would like to be involved in keeping our neighborhood a wonderful place to live, then please contact Linda Henson, Project Director at 769-4323 to be placed on a volunteer list. Remember where there are many hands there is less work for each.

**Oakwood East as a Gated Community:** Several residents have inquired about us becoming a gated community. The reasons not to are: (1) A plan would have been required to be submitted to Midwest City during the development stages as a "planned gated community;" (2) We would have to maintain our own streets; (3) No mail delivery to individual homes, therefore community mailboxes; (4) We would need 4 gates at a cost close to \$80,000; (5) Delivery by FedEx and UPS would have to be curtailed; and (6) With 630 homes and approximately 1800 people, emergency response would be hindered unless the gates remain open. The cost of items (2) and (4) would be staggering even if we could overcome item 1.