

**OEHA Directors
& Officers**

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Director & President

Sam Yearby
Director & Vice Pres.

Michelle Mosley
Director & Newsletter Editor

Linda Morphis
Director & Treasurer

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Webmaster

OEHA Bookkeepers
Wilks, Braun & Co., PLLC
Lorie 670-3150

Neighborhood Coord.
Teresa Coplen or
Officer Nancy McKinnis
739-8218

Animal Control 427-6640

Newsletters: You should be getting your newsletters quarterly – by the first week of January, April, July and October. If you do not receive one, call Don Boedeker at 769-6542 or Tracy Chappell at 769-5295.



Oakwood East Newsletter

April, May & June 2008

Annual Garage Sale: Our community garage sale will be held May 1, 2, 3, & 4, 2008. You can get a 4-day permit from the city, and use the permit any or all of the 4 days. The permit is purchased from the Water Department at City Hall. OEHA covenants and the City of Midwest City code enforcement do allow the signs to be put in your front lawn during this time. However, they **DO NOT** allow signs (even garage sales) to be put on our common areas or at the entrances.

Trash in our Neighborhood: It was mentioned at our annual meeting to put Styrofoam packing (peanuts/popcorn) in a contained sack or box when disposing. Dumping it in the trash containers unconfined allows it to blow all over the neighborhood. We pay two individuals to pick up trash in the neighborhood. We have other volunteers from the neighborhood that also help. Bill Coates said he picked up a pickup bed of trash scattered on the north side of SE 15th across from our entrances recently. Thanks Mr. Coates, and to the other volunteers like him, who go out of their way to better our neighborhood. If you know of any group of Boy or Girl Scouts that need a community project, the Board would be happy to give them a letter of appreciation.

Annual Assessments: Moving into our addition it is no secret that there will be assessments each year. Our signs at the ponds state that the area is not a public park. Maintaining the entrances and our private park takes money provided by our residents. Our covenants state that “Each lot owned within Oakwood East, by acceptance of a deed therefore, whether or not it shall be so expressed in any such deed, is deemed to covenant and agree to pay the Association: (1) Annual Assessments or Charges.”

We are required by our covenants to mail “written notice of the annual assessment shall be sent to every Owner subject thereto.” That is the only notice the Treasurer is required to send. These assessments are due by March 15 of the current year. April 1, 10% of your balance is added to your assessment. May 1, a \$25.00 accounting fee is added to your assessment. June 1, if still unpaid, a lien will be placed on your property and the cost of adding and removing such lien is added to your assessment. November 1, 10% per annum will be added to the outstanding balance and so on progressively, year after year! Our covenants state that at anytime your assessments are delinquent “the association may bring an action at law against the Owner personally obligated to pay an

assessment – and may collect the unpaid assessments, and all late charges, interest, costs and reasonable attorney’s fees.” To simplify, one year’s delinquent assessment process would look like this:

- \$145.00 current year’s assessment due Mar 15
- \$159.50 after 10% interest added on Apr 1
- \$184.50 after \$25 accounting fee added May 1
- \$210.50 lien fees added Jun 1
- \$231.55 after 10% interest added on Nov 1

\$231.55 balance in Nov that started out as \$145.00 in Jan. The matter is turned over to our attorney for legal collection. His fees, which start at \$100.00 and can be more, are added to the unpaid balance.

By Nov 2, the balance can be \$331.55 or more. You add this to another year of delinquent assessments and balances increase. Wages can be garnished if necessary. Our attorney collects \$2,000 - \$3,000 for us each year.

This isn’t a pleasant task for any of us, so please get your assessments in before March 15 – current year. We have already received an empty envelope with no return address, so we can’t notify that person that we didn’t receive his/her check. If we don’t receive your assessment, you have not paid it. Please double check your accounts to ensure your dues were received.

New Flood Information: The 2008 flood map is available on www.oakwoodeast.org. You can find the updated information under General News and clicking on Flood Plain Map 2008.

2008 OEHA Annual Meeting: The 2008 Annual Meeting held January 17 where we had approximately 26 families represented from the Oakwood East Neighborhood. Gary Banz, Oklahoma Houses District 101, State Representative who represents our area, spoke briefly to the members. He offered his contact information and said he would be happy to answer any questions, anytime. He encouraged all of us to get involved with our local government.

Corporal Martin Ramos briefly spoke as the community action officer and briefed the crime statistics for Oakwood East and stated we have one of the safest subdivisions in the area. He also answered questions from the floor where questions ranged from false house alarms, to

parking issues and parent responsibility law. Officer Ramos requested that we report all acts of Vandalism as they may see a trend; and to call 911 if you see something suspicious.

Complaints: Any complaint received by the Board of Directors is taken seriously. For instance, if there is a complaint about a boat parked in a driveway, we take note of how long it has been parked there, the violator is notified by phone or in writing of the offense and asked to remove the boat. If not moved in a timely manner further action is taken involving our attorney. Our covenants have been upheld in court, and it is costly to the few who refused to comply. We try to be as flexible as possible with any resident when there is a problem. Sometimes it takes a few weeks to get a situation corrected. Please be patient in the event you have asked to have something removed from the neighborhood.

Certification of Commendation: OEHA president Grace Sullivan presented a Certification of Commendation to Linda Morphis for her devoted service as Director for 6 years. This presentation was made at the 2008 annual meeting. Thanks Linda for your dedication and hard work!



Available Services: We’ve been asked to put a list of reliable service people in the newsletter:

- Sprinkler/French Drain Service –
Juan Escobedo 820-8514
- Electrician (Lives in OE) Brandon Pitts 604-7464
- Painter – Gary Cole 391-4437
- Phils Landscaping/Mowing – 834-7445
- House Cleaning – Gayla (lives in OE) 694-6433