

**OEHA Directors
& Officers**

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Bookkeeper:
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(405) 732-6000



Oakwood East Newsletter

January, February & March 2010

www.oakwoodeast.org or www.oakwoodeast.com

Newsletters: The current newsletter along with all previous newsletters from the last 2 years may be viewed on our website. Residents can access Oakwood East's Bylaws and Covenants as PDF files, which can be viewed and downloaded from our website.

Annual Meeting: Your annual meeting is scheduled for January 21, 2010 at 7:00PM at the Midwest City Community Church of the Nazarene Church, 10200 SE 15th Street, across from Phil'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 address other matters of interest. In case of inclement weather, the meeting will be held the next Thursday, January 28, 2010, same time and place.

Annual Assessments: It is no secret that assessments are required each year to maintain our 4 entrances and park/pond area. Our signs at the ponds state that the area *is not* a public park. Therefore, the maintenance funds must come from 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: Annual Assessments or Charges."

Our covenants state "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. **Your 2010 assessment is \$159.00 and is due by March 15 of the current year.** If unpaid by: 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 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."

In Memory Of: We lost two good neighbors in 2009 - Mr. Charles Bokis and Mr. John Zekas. Mr. Bokis paid to have the curb cut and ramp installed on Lakeside Drive. It was an expensive project. He would just laugh and say, "Gracie, if you need anything else done in the neighborhood, just let me know and I'll pay part of it." We all appreciated the ramp, but didn't take advantage of his generosity. Mr. Zekas would help with repairing things around the ponds. We miss them greatly!

Please Take Notice: For insurance purposes, non-residents using our paths or our park facilities must be accompanied by a resident of Oakwood East or they will be cited by Midwest City for a "trespassing" violation. Permission alone is no longer sufficient. Our ponds are flood control ponds and some anglers mistakenly believe that the public is entitled access to these ponds. Our ponds are on private land and not open to public access. *Our asphalt path is one mile in length.*

Volunteer Appreciation: We appreciate and thank Linda & Darrel Henson and Robert Toller for their labor to re-plant Photenias along 15th Street in our park.



Signs: We're still having problems with unwanted signs even though their placements are controlled by Midwest City Ordinance and our covenants. There are to be NO signs put at our entrances, islands, or around the ponds (except our park rules and our marquees). Our sprinkler lines are being broken and the repairman has shown us pieces of stakes embedded in the pipes. The city will also pick up and dispose of these unauthorized signs. You are allowed a sign on *your* property; garage sale or for sale/rent.

Bookkeeper: *The OEHA Bookkeeper is: Sharon Boone, 780 Hidden Valley Circle, Choctaw, OK 73020- 7124, telephone (405) 769-5994.*

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. Mary Fennell is a volunteer who also picks up trash around the ponds. Thanks Mary, and all the other volunteers like her, 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.

Garage Doors Left Open: The crime statistics at our monthly meetings also reveal that unattended open garage doors invite crime. You see plenty of doors open when driving through our neighborhood. Sometimes only teenagers are home and terrible things can happen if an intruder sneaks in. If a thief drove through our addition and found no garage doors open or other easy access into our homes, there would be much less crime in our area.

Prohibited Parking: We still receive many complaints about covenant abuse on parking. MWC Code 24-203 tells homeowners they cannot continue to leave their abandoned cars, trucks, boats, trailers and RV's in their driveways unless certain requirements are met or be subject to a \$75.00 citation. Of course, the Oakwood East Homeowner's Association's Restrictive Covenants already address the issue of parking and is purposely more restrictive than the city ordinance for the sake of maintaining our property values throughout our community. Anyone with a question regarding the covenants, you accepted when you closed on your house, may call one of the Directors. Some definitions of abandonment are when the license plate has expired; unmovable because of flat tires and/or obvious mechanical breakdown; jacked up and/or chocked wheels.