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Bretton Woods HOA

VOLUME 1, ISSUE 4

MARCH 2005

Dues Overdue!

HOA dues were late after January 31st. If you have still not paid, please pay \$150 plus the late fee of \$15 as soon as possible to avoid a lien being placed on your home. If you don't have your payment envelope, please send payment to:
Homeowner's Management, LLC
8990 South Sheridan, Tulsa, OK 74133.
Thanks to all residents that have already paid. We received 100 percent of our dues last year.

Restrictive Covenants!

We appreciate the many residents that have already replaced their house numbers that were not in compliance with our Restrictive covenants. We still have a few residents that are not in compliance. We have given these residents a final deadline of March 31st to have their house numbers replaced or we will begin legal actions.

Just a reminder regarding the other restrictive covenants that we voted on last year . . . all above-ground pools are prohibited, some Rubbermade-type sheds are now permissible, and most wrought iron fencing is now permissible. You can view all restrictive covenants at our website under Resources (www.brettonwoodshoa.com).

Top Ten Dirty Laundry List!

We hear complaints from time to time that do not necessarily violate our restrictive covenants. Our hope in sharing some of these is that maybe you will act differently if you knew how much it bugged others.

10. Putting trash out more than 12 hours before scheduled pickup.
9. Parking vehicles in your driveway that also block the sidewalk.
8. Parking vehicles on inside curbs of eye-brow cul-de-sacs.
7. Not planting any trees or shrubs to enhance your landscaping.
6. Not keeping your lawn weed-free, mowed, and edged.
5. Leaving up Christmas lights past Valentine's Day.
4. Not painting your house when needed; we are 6 years old now.
3. Having loud parties and gatherings past 10:00 p.m.
2. Placing a cover on your vehicle and leaving it in your driveway.
1. Speeding throughout the neighborhood. Please slow down!

Construction Update!

Construction on Garnett Road is well under way. As you can tell, we lose all land up to our sidewalks. They expect to open traffic South on Garnett through 81st Street soon, but will then temporarily close East and West traffic on 81st Street at Garnett. Just remember, it will be very nice when completed later this year (projected for mid-August).

Easter Egg Hunt!

Please join us for our second annual neighborhood Easter Egg Hunt. We will gather at the ravine again this year on Saturday, March 19th, at 9:00 a.m. We will have separate hunts by age group. Remember to bring your Easter baskets. Hope to see you there.

Neighborhood Alert!

There were multiple instances of theft and vandalism in our neighborhood during February. Please lock all car doors left outside and do not leave anything of value in sight. Also please report all suspicious behavior.

Neighborhood Garage Sale!

We have again scheduled our annual garage sale for the weekend before Memorial Day weekend. The date will be Saturday, May 21st. We plan to have it this same weekend every year going forward. We will again advertise the neighborhood garage sale in the Tulsa World and will hang banners on our perimeter fencing.

Bretton Woods HOA
8990 South Sheridan
Tulsa, OK 74133

www.brettonwoodshoa.com

Perimeter Fencing!

As we mentioned at the annual homeowners meeting, the Board is discussing options on replacing our neighborhood's perimeter fencing. Our preference is to replace it with a long-term, maintenance-free solution that involves erecting a brick fence to match our beautiful entrance. However, it will cost approximately \$80,000 in total to replace the fences on 71st Street and Garnett. We already have about \$20,000 in surplus earmarked for this project. The difference of about \$60,000 equates to approximately \$350 per resident.

We are currently soliciting feedback and have identified a few solutions to this dilemma. We could implement a one-time assessment of \$350, two assessments of \$175, or increase our dues. Again, we are currently soliciting your thoughts and hope to have town hall meetings later this year to get help on this decision.

Trash Pick-up on Holidays!

Our regularly-scheduled trash pick-up days for our neighborhood are Mondays and Thursdays each week. However, on most holidays that fall on a Monday, our service is moved back a day to Tuesday. On holidays that fall on Thursday, service is skipped.

Following are the scheduled changes for the rest of 2005:

Monday, May 30 th , Memorial Day	Service moved to Tuesday
Monday, July 4 th , Fourth of July	Service moved to Tuesday
Monday, Sept 5 th , Labor Day	Service moved to Tuesday
Thursday, Nov 24 th , Thanksgiving	Service skipped
Monday, Dec 26 th , Christmas	Service moved to Tuesday

Spring Clean-Up!

The City of Broken Arrow is again sponsoring a Spring Clean-Up Day on May 7th. The City will accept almost anything except hazardous materials at 1700 West Detroit in Broken Arrow.

2005 Officers Elected!

President:	Ron Comeau	Treasurer:	Roger Merritt
Vice-president:	Mark Butler	Secretary:	Open

Guy Kargl, Bryan Buss, John Pellow, Stefan Hipskind, and Corey Dittamore. We also have one additional Board position open.