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Bretton Woods HOA

VOLUME 1, ISSUE 3

NOVEMBER 2004

Annual Meeting

Thursday, November 18, 2004

6:30 pm

Moore Elementary School

Covenant Enforcement Reminder

The new amendments read as follows:

Section III. Paragraph I. House Numbers

All house numbers shall be cast concrete, ceramic, plaque or cast aluminum. House numbers made of any other type of material such as plastic, brass, vinyl or wood are prohibited. All house numbers shall be either mortared or mounted to the front exterior of the house or mailbox.

Note: Approximately 25% of the homes in Bretton Woods do not comply with this covenant. If you decide to install cast concrete numbers, these numbers can be purchased from Tulsa Casting 366-1272. If you need a mason, one suggestion would be to contact Larry Honeycutt with MasterCraft Masonry 378-2729. (He recently completed the new Bretton Woods entrance sign at 71st and Butternut Pl.) If you decide to install ceramic, plaque or cast aluminum numbers, these numbers can be purchased at Lowe's or Home Depot.

Section III. Paragraph K. Outbuildings

Outbuildings are prohibited except that each lot may have one outbuilding no larger than 6.5' X 6.5' at the base and 6.5' in height made of hard rubber, blown molding or resin type material (for example: a Rubbermaid® type storage building) provided the outbuilding is not visible from any public street. Outbuildings constructed of any material such as wood or metal are prohibited. No storage building shall be constructed on a concrete slab.

Note: When selecting a Rubbermaid type storage building, remember no part of the storage building can be seen from any public street. If you are not able to place the 6.5' X 6.5' X 6.5' storage building on your lot without it being seen from a public street, you need to consider selecting a smaller model. If you currently have a Rubbermaid storage building which can be seen from a public street or a storage building which does not comply to this covenant, it will need to be relocated and /or replaced with a model which does comply with this covenant.

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Section III. Paragraph L. Swimming Pools

Above ground swimming pools are prohibited.

Note: If you currently have an above ground swimming pool (temporary or not), it will need to be removed from the yard.

Section III. Paragraph M. Fencing

Interior fencing or walls shall not extend beyond the building lines of a lot and, if a residence is built behind the front building line of the lot, no fence may extend beyond that point nearest the street at each end corner of the residence, provided however, on corner lots fencing may extend to within 12.5 feet of the street right-of-way forming a side yard boundary of the lot. Fences shall be of wood, ornamental iron, brick, stucco or stone. Fences made of any other type of material such as chain link, barbed wire or wire mesh are prohibited. Wood fencing must be of natural wood or natural wood stain in color. Ornamental iron fencing must be black in color. Brick, stucco and stone fencing must match the exterior of the home. No fence shall exceed 6 feet in height.

Note: When installing a fence or with any other covenant issue, it is always best to contact the architectural committee for approval to make sure the proposed request is in compliance with the current covenants.

Covenant Compliance Timeline

Homeowners will have until **January 1, 2005** to make any changes necessary to assure that the property in which you own is within compliance with the current covenants. These covenants will be strictly enforced.

www.brettonwoodshoa.com

Recipe: Caramel Popcorn

1 cup brown sugar
1/2 cup butter
1/4 cup white corn syrup
1/2 tsp. salt
1/2 tsp. baking soda
3-4 qts. popped corn
1 cup peanuts (optional)

Combine the brown sugar, butter, white corn syrup, and salt in a 1 1/2-2 qt. pan. Bring to a boil.

Stir, continue boiling for 2 minutes. Remove and stir in the baking soda.

Put popcorn and peanuts in a brown paper sack and pour syrup over the popped corn. Close bag and shake it well. Cook in bag in microwave 1 1/2 minutes. Remove from microwave and shake well. Cook for 1 1/2 minutes longer. Shake well again.

Pour out on wax paper to cool (separate as much as possible). Enjoy!



Once the caramel corn has cooled you can share it or keep it all to yourself!

Bretton Woods HOA
8990 South Sheridan
Tulsa, OK 74136

To: Bretton Woods Residents
Re: Annual HOA Dues
From: Bretton Woods Homeowners Association Board of Directors.

Hello friends and neighbors! This letter is a notice for the annual dues of \$150.00/lot. A copy of the 2005 Budget will be available at the Annual Meeting, Thursday, November 18, 2004 (Moore Elementary School at 6:30pm).

The board of directors has retained HOA Management, LLC to assist the association with its daily activities. They will be in charge of receiving all of our dues as well as helping us to better maintain all aspects of our association at a much more favorable price than if we subcontracted each item individually.

We will also prepare a neighborhood directory based on your response to the question below. Please mark the box if you DO NOT want to be included in the directory. If you DO want to be included in the directory, please fill out the information you want to have included. Also, please verify the names and addresses on the envelope to make sure that they are complete and accurate.

If you have any questions, please don't hesitate to contact Jenny Brown at HOA Management, LLC. She can be reached at 918-388-8545 or hoa@cbtulsa.com. Also, if you need a copy of the covenants or bylaws, they are currently available on-line at: www.brettonwoodshoa.com.

Best Regards,

Bretton Woods HOA Board of Directors

Please detach and return with payment to: Bretton Woods HOA, 8990 South Sheridan, Tulsa, OK 74136

Check One:

_____ Check enclosed for \$150.00 (if postmarked by 01/31/2005)

_____ Check enclosed for \$165.00 (if postmarked after 01/31/2005)

Directory:

Homeowner Name(s) _____

Home Phone Number _____

Names of Child(ren) _____

_____ DO NOT include my information in the Bretton Woods HOA Directory.