



# Longview Lake Estates

## February 2007



### Monthly Newsletter of Longview Lake Association, Inc.

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#### *From the President's Desk*

First, I want to thank you for the opportunity to serve you as your president.

I know some of you have heard for the past 34 years that this year's board will be the best. I will not say that, but I will say that with your help this board will try to be the best.

We do not know what your problems are unless you make us aware of them. What I am asking is for you to become active in the Homeowner's Association as you may not be the only one with these problems.

**We will be very active in restrictions, collections and not over spending our budgets.**

Our board will be an open board and we have our phone numbers and email addresses published. For any problem or if you are in need of help, please feel free to contact any member on the board.

Wayne

#### *City of Tulsa Ordinances vs. Neighborhood Covenants*

A common question received by the Council Office is: "Can the City enforce neighborhood covenants?" The short answer is no. The City has zoning ordinances or regulations which limit what residents can do in residential areas. It can and does enforce these laws. The City enforces these laws through its Neighborhood Inspections Division (596-2100). If you have any questions, just call.

Neighborhood covenants are different. They are essentially a private contract between everyone who buys a home in the neighborhood with every other property owner in the neighborhood. (Some rental leases provide that a violation of a neighborhood covenant is grounds for eviction.)

Many times residents do not know the provisions of their neighborhood's covenants nor when they are in violation of a covenant. Neighborhood associations play an important part in informing residents about their covenants and often act as a monitor to ensure the covenants are kept. Covenants are enforced like any other contract. If someone is violating a covenant, usually a kind reminder is all that is required to fix the problem. But, if a resolution cannot be reached between the person violating the covenant and the individual objecting to the conduct, then the matter may have to be settled in court.

#### *Having Traffic Problems?*

Are you are having problems with vehicles speeding on your street? Help may be available from the city. Call the Traffic Engineering Department at 481-8484. Please remember that the more that we complain, the more likely that the city will respond to our complaints!



**The annual Easter egg hunt will be held on Saturday, April 7th. Additional details will be in the March newsletter.**

**2006 LIGHTING CONTEST WINNERS ANNOUNCED!**

<u>1st place</u>	<u>2nd place</u>	<u>3rd place</u>
Todd and Jana Martin 9503 E. 25th St.	Sheila Whisenhunt 9605 E. 25th Pl.	Robbie Thames 2330 S. 103rd E. Ave.

*The Longview Lake Association, Inc. is composed of all homeowners in the Longview Lake Estates. The Association is governed by a Board of Directors which are elected at large by all members on the second Thursday of November each year. The Covenants, Bylaws, Articles of Incorporation, Minutes of all meetings and Financial Statements are available to all members upon request. All Board meetings are open to members of the Association.*

***Turn on the Lights!***

Knight Watchman Security has noted that many of the recent break-ins have occurred on dark streets. They are asking for all LLA residents to turn on their porch lights to help deter crime. Also helpful are motion-sensitive lights for areas that you do not want to be illuminated all of the time.

The next meeting of the Longview Lake Board of Directors will be held on Monday, February 12, 2007 at 6:30 p.m. at the West Pool Office.

**Financial Report for January 2007**

Beginning Checking Balance	\$ 25,595.73
Deposits	19,503.48
Expenses	3,015.97
<b>Closing Balance</b>	<b>\$ 42,083.24</b>
Money Market Bal. 01/31	32,759.01

***Did you know? Parking on yards is illegal!***

On residential lots parking is permitted only on a legal driveway or in a garage. A driveway or parking area must be made with approved all-weather surface material (asphalt or concrete) to meet city standards. In certain zoning situations, there are limits to the amount of yard area that can be used for a driveway or parking. Longview Lake Estates also adds this restriction: "No automobile, truck, trailer, tent or temporary structure shall ever be parked or maintained on any lot, except the temporary parking of passenger automobiles on the garage driveway."

Note: vehicles parked in the street must be operable and licensed and may not remain parked in the same space for an extended time. These types of violations should be reported to the Tulsa Police Department. Please note the closest address, the color, model, and tag numbers of vehicles when reporting a street parking violation.

**LONGVIEW LAKES NEIGHBORHOOD SERVICE DIRECTORY**

**Do you want to be listed in this directory? There is no charge to be listed, but you MUST be a member of Longview Lakes.**

**Please call the office at 622-6421 to be included.**