

# LONGVIEW LAKE HOMEOWNERS ASSOCIATION

## QUARTERLY NEWSLETTER

### APRIL - JUNE 2011

#### **Purchase your 2011 Pool Passes NOW! (Application enclosed)**

Get ready to get wet and soak in some rays as the East Pool opens May 28<sup>th</sup>. Pool hours will be Monday through Saturday 1:00 p.m. – 8:00 p.m. Sunday hours 1:00 p.m. – 7:00 p.m. If you would like to schedule a party contact the pool at 918-627-1595.

#### **Free Landfill Days –**

On April 15<sup>th</sup> & 16<sup>th</sup> the City of Tulsa is offering free dumping at the City Landfill, 13740 East 46<sup>th</sup> Street North location from 7 a.m. – 3:00 p.m. Remember your City of Tulsa utility bill to provide proof of residency.

#### **Easter Egg Scramble -**

The Annual Easter Egg Scramble will be Saturday, April 23 from 1 – 2:20 p.m. in the East Park.

#### **Neighborhood Garage Sale –**

April 30<sup>th</sup> has been selected for the Neighborhood Garage Sale. An ad will be placed in the Tulsa World and signs placed along Mingo.

#### **Park Cleanup –**

Volunteers are needed, May 7<sup>th</sup>! We'd love to have you join us, getting the parks ready for summer fun! Meet in the South Park (at the corner of Mingo and S. 96<sup>th</sup> East Ave) at 9:00 a.m. Bring your kiddos too! Volunteering gives us an opportunity to change lives, including your own.

#### **Neighborhood Security –**

Residents should be alert and watch out for neighbor's homes. Replace burned out lamp post lights, as a critical element of our neighborhood security. Light is the best deterrent for criminals. Knight Watchman does routine rounds of the neighborhood. If you see something suspicious, call 911 and then contact Knight Watchman (918-451-0032) so they are aware of any criminal activity to watch for during their rounds.

#### **Pet Owners Beware –**

People are watching! When you walk your dogs, do you pick after them? Do your pets bark all day or night? If you do not take care of your pets, don't be surprised if the City Animal Officer pays you a visit. Pet owners may not consider these things offensive, but most people do. Repeated situations should be reported to the Animal Control at 918-669-6280 (Mon – Fri. 9 - 5 p.m.) It is regrettable that not every pet owner takes their responsibility seriously. Perhaps most unfortunate is that it is not the fault of the pet, but the owner. Please respect your neighbors.

#### **Neighborhood Appearance –**

Let's all do our best to make our neighborhood look as clean and appealing as possible. The property value of everyone's home can decrease when we don't keep our yards neatly mowed and edged; leave personal items and trash strewn about; and leave our garbage cans outside for several days before their scheduled pick-up.

## **Collection of Past Due Accounts –**

Another issue that we face is the collection of the annual dues. Each and every resident knew there were Association dues when you purchased your home. It is not fair to the residents who pay their dues in a timely manner to allow others not to contribute to the up-keep of our neighborhood. It is also not the job of any board member to be a collection agency.

The invoices are sent out quarterly. Dues are past due 30 days after the 1<sup>st</sup> month of the quarter, your account will be sent to the City of Tulsa – Early Settlement Division. This will result in a lien against your property and could affect your credit rating.

## **Code Enforcement –**

I don't think we can stress this enough! Is your neighbor's grass too tall? Cars parked in yards? Disabled vehicles on the street? Motor homes or boats illegally stored? These are the most frequent complaints we receive. You should submit a confidential complaint on the Code Enforcement website:

<http://www.cityoftulsa.org/reporting/reporting-problems.aspx>, or you can call the Mayor's Action Hotline at 918-596-2100. As you can imagine with over 700 homes in the association, the LLHOA cannot police every yard. We really need your help. Our neighborhood is *everyone's* business!

## **Neighborhood Upgrades:**

This past year we've had some major neighborhood expenses which included –

- West Pool demolition – the pool was a hazard and in such disrepair it would have been too costly to repair it.
- East Pool – Pool drain covers and a drainage backwash system was installed. This eliminated a yearly licensing fee and testing required for chemicals that were previously going into the creek.
- West Office – For those of you that have attended meetings in the last few years know how badly the roof was leaking. A new roof was installed in October, along with removing the problematic windows in the office area.

## **Did You Know?**

The City of Tulsa has a new, more homeowner friendly mulch available from the Green Waste site? The site is located ½ mile west of Highway 169 on 56<sup>th</sup> St. North. It is open 7 days a week from 8:00 a.m. to 4:00 p.m.

Potholes should be reported to the Mayor's Action Line at 918-596-2100.

The City of Tulsa offers bulky waste pickup right from your curbside. This includes furniture and large appliances. Not included are green waste items and construction debris. For more information call 918-596-9777.

To report a non-functional street light call AEP-PSO's customer service number: 888-216-3523 and state you are reporting a streetlight outage at a specific address. If it is a minor repair such as a bulb or photo cell they will attempt to repair it within three business days. A more complicated problem will take longer to repair.

## **Longview Lake Contact Information:**

Longview Lake Association, 2702 S. 96<sup>th</sup> East Ave. (PO Box 690114) Tulsa, OK 74169 – 0114 918-622-6421  
East Pool, 2505 South 103<sup>rd</sup> East Ave. 918-627-1595  
Knight Watchman (Non-Emergency Only) 918-451-0032

## Longview Lake Neighborhood Service Directory:

<p><b><u>Accounting:</u></b> Tami Smith 918-627-2419</p> <p><b><u>Air Conditioning:</u></b> Geraldo Pena 918-951-1263</p> <p><b><u>Avon:</u></b> Amanda Moody 918-810-0121</p> <p><b><u>Babysitting:</u></b> Jacqui Bemhagen 918-627-2471 Brittney Brown 918-728-4861 Rachel Weese 918-664-4313</p> <p><b><u>Cruise &amp; Travel:</u></b> John Elder 918-627-0091</p> <p><b><u>Cruise &amp; Travel:</u></b> Linda Price 918-496-4351</p> <p><b><u>Firewood:</u></b> Brothers Firewood 918-409-5920</p> <p><b><u>Fundraising:</u></b> Susan Winn 918-663-8666</p>	<p><b><u>Handyman/Home Repair:</u></b> Larry Williams 918-627-3773</p> <p><b><u>Home Appraisals:</u></b> Tyler Manke, Cert. 918-834-2130</p> <p><b><u>House Cleaning:</u></b> Samantha Lowe 918-907-0166</p> <p><b><u>Insurance Health &amp; Life:</u></b> Angela Jones 918-852-0259</p> <p><b><u>Lawn Care:</u></b> Charlie Angell 918-664-7925 Byron Brown 918-810-5697 Shawn Lowe 918-955-9032 Jeff Marlin 918-663-8283 Daniel Nichols 918-639-6268 Mike Rutledge 918-665-2486</p> <p><b><u>Mary Kay:</u></b> Joyce Fuller 918-665-6627</p> <p><b><u>Painting:</u></b> Geraldo Pena 918-951-1263 Randy Lowe 918-907-1400</p>	<p><b><u>Performing Arts:</u></b> Free Clog Dancing Performance Laura Heaver 918-627-0067</p> <p><b><u>Pet Sitting:</u></b> Jan Bellan 918-282-6794 Rachel Weese 918-289-7912</p> <p><b><u>Real Estate Consultants:</u></b> Betty Jo Dags 918-481-8200 Doris Jones 918-851-1607 Tyler Manke 918-834-2130 Jennifer Smith, GRI 918-855-1668 Leo Voss 918-639-3330</p> <p><b><u>Remodeling:</u></b> Randy Lowe 918-907-1400</p> <p><b><u>Roofing:</u></b> A.T. Manke Roofing 918-576-3832 Grealdo Pena 918-951-1263</p> <p><b><u>Tile:</u></b> Scott Mangel 918-663-4668</p> <p><b><u>Scentsy Candles:</u></b> Barbara Ware 918-622-3102</p>
<p><i>There is no charge to be listed in this directory but you must be a member of Longview Lake Estates. Please call the office at 918-622-6421 to be added.</i></p>		

Financial Report for Dec. 2010		Financial Report for Jan. 2011		Financial Report for Feb. 2011	
Balance:	\$ 14,742.03	Balance:	\$ 14,982.26	Balance:	\$ 24,935.54
Deposits:	3,605.06	Deposits:	13,514.60	Deposits:	5,818.96
Expenses:	3,364.83	Expenses:	3,561.32	Expenses:	1,451.13
Total:	\$ 14,982.26	Total:	\$ 24,935.54	Total:	\$ 29,303.37

## 2011 LLA Executive Board Officers:

### President – Shared

Mickie Brooks (Treasure) 918-663-8319  
[Mbrooks16@cox.net](mailto:Mbrooks16@cox.net)

Marcia Humbert (Secretary) 918-794-5102  
[Humbert1@cox.net](mailto:Humbert1@cox.net)

### Vice President

Robbie Thames  
 918-663-6666

*The Longview Lake Association, Inc. is composed of all homeowners in the Longview Lake Estates. The Association is governed by a volunteer 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.*

Monthly meetings are held on the following Monday's at 6:30 p.m. at the West Office: April 11<sup>th</sup>, May 9<sup>th</sup> & June 13<sup>th</sup>. All Longview Lake Association members are welcome and encouraged to attend.