



# Longview Lake Estates

## July-September 2016



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

P.O. Box 690114 Tulsa, OK 74169-0114 Please see page 4 for association phone numbers

[www.neighborhoodlink.com/tulsa/longviewlake](http://www.neighborhoodlink.com/tulsa/longviewlake)

[groups.yahoo.com/group/LongviewLakeHOA](http://groups.yahoo.com/group/LongviewLakeHOA)

### *From the Board...*

On July 11th, Karen Gilbert, our Tulsa city councilor, will be at our monthly meeting. This is your chance to let your questions and concerns be known!

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Longview Lake Estates is zoned as a residential neighborhood for single family homes, duplexes, quadraplexes, and apartments.

This means that, per City of Tulsa zoning codes, you cannot operate most businesses on your property without a special exemption. These include, but are not limited to, car lots, car repair shops, rooming and boarding houses, and business or professional offices.

The codes prohibit these activities because of traffic, parking, noise, safety, and other issues.

If you want to operate a business, you must do so in a properly zoned (commercial) district and not in our neighborhood.

The board will report all improper or illegal activity to the proper authorities. If you suspect someone is illegally operating a business in our neighborhood please contact the board.

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Please secure your property! There are opportunists walking around the neighborhood looking for unlocked doors. They also knock on doors to see if anyone is home. If you see suspicious persons in the neighborhood, call the police.

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Did you lose a dog? A Pomeranian was re-

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### *Important Phone Numbers*

#### **Tulsa Police**

- **Crime in Progress** **Call 911**
- Non-Emergency 918-596-9222

#### **JR Investigations**

918-461-1850

- **For Non-Emergency Situations Only!**

#### **City of Tulsa**

- Animal Control (M-F 9-5) 918-596-8000
- Mayor's Action Center 918-596-2100
- Code enforcement 918-596-7698
- Large trash pick-up (\$10 fee for curbside service) or dead animals 918-596-9777

#### **AEP-PSO**

- Non-functional street light (state that you are reporting a streetlight outage at a specific address) 888-216-3523

#### **Longview Lakes**

- East Pool 918-627-1595

### *Are You on NextDoor.com?*



We invite you to sign up at NextDoor.com!

It's free and will allow you to keep up with events and other information in Longview Lakes and our surrounding neighborhoods.

You can also receive information from the Tulsa Police Department and the City of Tulsa at this site.

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cently found by the West Park (S. 96th E. Ave). Please call 918-760-7603 to identify and claim.

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We have far too many large trash items sitting curbside. The city will not pick them up unless you call the large trash pick-up service (596-9777) and pay the \$10 fee. Please help us keep our neighborhood looking great and not junky!

• • •

Now that the city has finished paving the street, you can once again place payments in the locked mailbox located along the street in front of the office.

• • •

We still continue to have issues with stray cats and dogs, skunks, raccoons, possums, and other nuisance animals. Please make sure that they are not nesting in your yard (including under sheds or decks) and be sure to keep pet food so that pests can't get to it.

Unfortunately, due to cutbacks, our city's animal control department cannot always respond to a call about a wild animal. There are private companies that will trap and remove pests. We realize that this can be expensive, but bites (especially if rabies shots are required) are no fun for anyone.

### Got Mosquitoes?

Call the Tulsa County Health Department Mosquito Complaint Line: 595-4219. This service is complaint driven, so if you don't call, you won't get sprayed!

You can help by not allowing stagnant water on your property. Remove old tires and other water traps. If you have an unused swimming pool be sure to keep it drained, especially after it rains.

### Vandalism in our Neighborhood

Several residents have reported that their cars had tires slashed and in one case we had a vehicle set on fire. If you have any information on these crimes please notify the police.

If possible, please keep your cars in the garage or at least in the driveway. Good lighting is a deterrent against vandalism and theft. Please make sure your porch and security lights are working!

### Thank a Veteran



While we celebrate the 240th birthday of our country, we'd like to ask that you thank any veterans or service members that you know. Remember that they served or serve for you.

### Going on Vacation?

- Call JR Investigations (461-1850) before you go; they'll be glad to keep an eye on your property while you're gone. Also be sure to notify your alarm company.
- A trusted neighbor also helps to keep your house safe.
- Have someone pick up your mail and papers—or put a hold on their delivery.
- If you're going to be gone for several days, consider making arrangements to have your lawn mowed.



### No Fireworks!



Fireworks are illegal in the City of Tulsa.

If you want to enjoy fireworks... and save money... why not go to the Folds of Honor Freedom Fest on July 4th. It will be held at Veterans Park (1875 S. Boulder). The activities will begin at 5 p.m. and the spectacular fireworks over the Arkansas river will begin at 9:30 p.m.

### *Vehicle Restrictions*

**The association receives many complaints about parked vehicles. Please remember that you should not park in a way that blocks sidewalks, driveways, or emergency access. Vehicles must not be parked on the grass. This includes boats and trailers.**

**Also, any vehicles parked in the street or in your driveway must be drivable.**

### *Please Pay Your Dues on Time!*

Homeowners that fail to pay their dues will be taken to small claims court.

***Effective January 1, 2016 there is a \$1.00 per month service charge for delinquent accounts.***

Our dues have not increased in years, leaving us (in effect) with less and less to work with each year. Every dollar collected is used to maintain and improve our neighborhood.

### *Summer's Fifth Night Concerts at Utica Square*

These concerts are held every Thursday night in the Summer from 7 to 9 p.m.

It's free... all you need to take are your lawn chairs for seating.

The scheduled concerts are:

- July 7th Mary Cogan (Country Pop)
- July 14th Starr Fisher (R & B)
- July 21st Red Dirt Rangers (Red Dirt Country)
- July 28th Swunky Face Big Band (Big Band/Swing)
- August 4th Alaska & Madi (Country Pop)
- August 11th Grooveyard (Pop)
- August 18th Jambalaya Jass Band (Dixieland)
- August 25th Grady Nichols (Jazz)

### Financial Report for March 2016

|                            |                     |
|----------------------------|---------------------|
| Beginning Checking Balance | \$ 35,024.42        |
| Deposits                   | \$ 6,622.27         |
| Expenses                   | \$ (2,827.04)       |
| <b>Closing Balance</b>     | <b>\$ 38,819.65</b> |

### Financial Report for April 2016

|                            |                     |
|----------------------------|---------------------|
| Beginning Checking Balance | \$ 38,819.65        |
| Deposits                   | \$ 16,720.31        |
| Expenses                   | \$ (5,609.08)       |
| <b>Closing Balance</b>     | <b>\$ 49,849.08</b> |

### Financial Report for May 2016

|                            |                     |
|----------------------------|---------------------|
| Beginning Checking Balance | \$ 49,849.08        |
| Deposits                   | \$ 7,857.32         |
| Expenses                   | \$ (22,681.98)      |
| <b>Closing Balance</b>     | <b>\$ 35,024.42</b> |

### *Pool Passes!*

Once again we are offering pool passes. The passes are good through the end of this pool season and are priced at 10 for \$40 or 20 for \$70. It's just a few dollars per person to use our pool!

### **Monthly Board Meetings**

The 2016 regular meetings of the Longview Lake Board of Directors will be held on the following Mondays at 6:30 p.m. at the West Park Office, 2702 S. 96th E. Ave., in the back (go through the security gate and to the right).

All Longview Lake Association homeowners are welcome, and encouraged, to attend.

- ⇒ July 11th
- ⇒ August 8th
- ⇒ September 12th
- ⇒ October 10th
- ⇒ November 14th
- (No December meeting)

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.

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| <p><b>2016 LLA Executive Board Officers</b></p> <p><u>President-Shared</u><br/>Mickie Brooks<br/>918-645-4975<br/>mbrooks16@att.net<br/>and<br/>Marcia Humbert<br/>918-794-5102<br/>humbert1@cox.net</p> | <p><u>Vice-President</u><br/>Robbie Thames<br/>918-663-6666</p> <p><u>Secretary</u><br/>Marcia Humbert<br/>918-794-5102<br/>humbert1@cox.net</p> <p><u>Treasurer</u><br/>Mickie Brooks<br/>918-663-8319<br/>mbrooks16@att.net</p> | <p><b>Committee Chairs</b></p> <p><u>Activities Office</u><br/>918-622-6421</p> <p><u>Newcomers Office</u><br/>918-622-6421</p> <p><u>Maintenance</u><br/>Marcia Humbert<br/>918-794-5102<br/>humbert1@cox.net</p> | <p><u>Restrictions/Security Office</u><br/>918-622-6421</p> <p><u>Bylaws/Telephone Office</u><br/>918-622-6421</p> <p><u>Newsletter/Webmaster</u><br/>Walter Moss crop<br/>walterlla@wmoss crop.com</p> <p><u>All Other Questions, Etc. Office</u></p> |
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*Just a Reminder...*

The timely payment of Longview Lake Association dues is mandatory! Your dues are used to improve your neighborhood—help us help you!

*Quarterly Statements...*

In order to save money, you will continue to receive a quarterly dues notice along with the newsletter. This saves us printing and postage costs.

**LONGVIEW LAKES NEIGHBORHOOD SERVICE DIRECTORY**

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|--|--|--|---|
| <p><u>Accounting</u><br/>Tami Smith 918-627-2419</p> <p><u>Air Conditioning Service</u><br/>Geraldo Pena 918-951-1263</p> <p><u>Avon</u><br/>Amanda Moody 918-810-0121</p> <p><u>Carpet Cleaning</u><br/>Richard Haley 918-834-0617</p> <p><u>Cruise &amp; Travel</u><br/>Linda Price 918-496-4351</p> <p><u>Flooring</u><br/>Danny Dildine 918-521-5456</p> <p><u>Home Appraisals</u><br/>Tyler Manke, Cert. Appraiser<br/>918-834-2130</p> | <p><u>Home Remodeling/Rental</u><br/><u>Property Maintenance</u><br/>B.R.T. Construction, LLC<br/>Ben Rubalcava 951-552-0680</p> <p><u>Identity Theft Protection/Restoration</u><br/>Identity Shield<br/>Joy Thompson 918-946-7556</p> <p><u>Insurance Auto &amp; Home</u><br/>Gomez Insurance<br/>918-280-9100</p> <p><u>Insurance Health &amp; Life</u><br/>Angela Jones 918-852-0259</p> <p><u>Lawn Care</u><br/>Jeff Marlin 918-663-8283</p> | <p><u>Lawn Care (continued)</u><br/>Daniel Nichols 918-639-6268<br/>Mike Rutledge 918-665-2486</p> <p><u>Painting</u><br/>Geraldo Pena 918-951-1263</p> <p><u>Performing Arts</u><br/>Free Clog Dancing Performance<br/>Laura Heaver 918-627-0067</p> <p><u>Pet Sitting</u><br/>Jan Bellan 918-282-6794</p> <p><u>Photography</u><br/>Michelle Simmons<br/>918-346-9165</p> <p><u>Real Estate Consultants</u><br/>Alice Alsup 918-430-8650</p> | <p><u>Real Estate Consultants (con't)</u><br/>Betty Jo Daggs 918-481-8200<br/>Cindi Knippers 918-505-5980<br/>Tyler Manke, Broker/Realtor®<br/>918-834-2130<br/>Jennifer Smith GRI, Realtor®<br/>918-855-1668</p> <p><u>Roofing</u><br/>Geraldo Pena 918-951-1263<br/>Signature Roofs by Engle Cnt.<br/>Charles Newkirk 918-282-4544</p> <p><u>Shower Replacements</u><br/>Danny Dildine 918-521-5456</p> <p><u>Tile</u><br/>Danny Dildine 918-521-5456<br/>Scott Mangel 918-663-4668</p> |
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**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.**

**Longview Lake Estates dues  
and now...  
Pool Memberships  
can now be paid with PayPal or one of these credit  
cards:**



There are two ways to pay:

If you have a PayPal account, you can send payment of at least 3 months (one quarter) of dues per payment to:

[mbrooks16@att.net](mailto:mbrooks16@att.net)

Use “Send Money” and select “I’m paying for goods or services”

For proper credit, please be sure to specify your name and address in the message box. If you are paying for a Pool membership, you must still send us a completed pool application form.

Or

If you don’t have a PayPal account, and wish to use a credit card, you must pay for an entire year’s dues (or the full pool membership fee) at one time.

The following payment information is required:

Credit card number

Expiration Date

CVV or CV2 (3 or 4 digit number on back of card)

Please send payment information and a copy of your statement to the address on your statement.