



# Longview Lake Estates

## January-March 2018



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

P.O. Box 690114 Tulsa, OK 74169-0114 Please see page 3 for association phone numbers

[www.longviewlakeestates.com](http://www.longviewlakeestates.com)

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

## *PROTECT YOUR CARS AND PROPERTY*

We CONTINUE to receive reports of car and household theft and/or break-ins.

In almost all of the cases the car was unlocked, or someone's billfold/purse/cell phone/laptop/cash/jewelry was in plain sight through a window.

Thieves WILL look in your car windows. They WILL break windows or jimmy locks to get to something they think is valuable. It takes just a few seconds to do a smash-and-grab.

If you keep the garage door opener in the car (and we all do), the thief will then have access to your house!

Please lock your cars, don't keep valuables in the car, and keep your garage doors shut. And please make sure to light up your driveway and front porch!

### *From the Board...*

The Tulsa Fire Department asks residents to make their house numbers visible on the house and curb.

Also, keep in mind that when parking on both sides of the street, please leave enough room for a large fire truck to pass through. Parking close to the curb as possible will allow enough room. This will help to speed up their response time.

### *2017 Lighting Contest Winners*

1st Place	The Hughes, 10126 E. 26th St.
2nd Place	The Morrows, 2540 S. 96th E. Pl.
3rd Place	The Pierners, 2905 S. 95th E. Ave
Honorable Mention	The Jones, 10307 E. 25th Pl.
Honorable Mention	The McAndrews, 2847 S. 96th E. Pl.
Honorable Mention	The Sotelos, 2324 S. 103rd E. Ave.

### *Important Phone Numbers*

#### **Tulsa Police**

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

#### **Signal 88**

- Suspicious activity, vacation watch, etc. 918-289-6835

#### **City of Tulsa**

- Tulsa311.com 311
- After hours waterline/sewer overflow emergency (918) 596-9488
- Large trash pickup has a \$10 fee for curbside service

#### **Longview Lakes**

- East Pool 918-627-1595

#### **AEP-PSO**

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

<u>Financial Report for September 2017</u>	
Beginning Checking Balance	\$ 13,374.97
Deposits	\$ 4,662.06
Expenses	\$ (8,943.97)
<b>Closing Balance</b>	<b>\$ 9,093.09</b>

<u>Financial Report for October 2017</u>	
Beginning Checking Balance	\$ 9,093.09
Deposits	\$ 16,500.71
Expenses	\$ (7,553.57)
<b>Closing Balance</b>	<b>\$ 18,040.23</b>

<u>Financial Report for November 2017</u>	
Beginning Checking Balance	\$ 18,040.23
Deposits	\$ 3,090.95
Expenses	\$ (3,059.59)
<b>Closing Balance</b>	<b>\$ 18,080.59</b>

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

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

***As of January 1, 2016 we now charge a \$1.00 per month service fee 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.

***Storm Drains***

We'd like to remind everyone that the storm drains MUST be kept clear of debris such as leaves, plastic trash, and the like. With all of the leaves on the ground at this time, it may be tempting to just rake them into the drains... please don't!

Also, storm drains are for storm runoff only. No oil, grease, or other liquids are to be placed in the drains.

***Trash Talk***

We continue to have homeowners and renters that insist on putting the trash out much too early...please don't put it out more than one day in advance, and please be sure to retrieve your cans from the curb the day the trash has been picked up.

***Something to Consider***

An insurance agent made a interesting comment about garages:



*“Most people use their garage to store a few hundred dollars of garden equipment and other items (or just plain junk), while their expensive cars and trucks sit outside.”*

Some insurance companies provide auto coverage discounts if your vehicles are garaged.

***Restrictions***

Please help us keep our neighborhood looking like a respectable place to live. We have by-laws for the neighborhood that everyone must follow. If you don't, the City of Tulsa can potentially fine you if you do not comply with the request. There are some restrictions that you may receive a letter from the Homeowners Association asking you to take care of a violation.

If you see something that needs to be reported, please email us at [longviewlake@gmail.com](mailto:longviewlake@gmail.com) and attach a picture of the violation (if possible take a picture that includes the tag number). We will be happy to report it for you. Keep in mind, when we report any violation to the City of Tulsa, the violations are added to the inspector's schedule and due date is set. That due date could be up to 45 days later.

Some of the restrictions are as follows:

- Many complaints about parked vehicles.
  - 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.
  - Any vehicles parked in the street or in your driveway must be drivable.
  - You should not park vehicles such as semi-cabs and trailers, dump trucks, delivery vans and catering/food trucks in our neighborhood. These oversized vehicles block the sidewalks or make it difficult for other vehicles to pass on the street.

This is especially dangerous for fire trucks and ambulances that may need to get through in a hurry.

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.

<p><b>2017 LLA Executive Board Officers</b></p> <p><u>President</u> Walter Moss crop walterlla@wmoss crop.com</p> <p><u>Vice-President</u> Melanee Tosh 918-663-8319 mtosh@att.net</p>	<p><u>Secretary</u> Marcia Humbert 918-794-5102 humbert1@cox.net</p> <p><u>Treasurer</u> Mickie Brooks 918-663-8319 mbrooks16@att.net</p> <p><u>Other Members</u> Russell Hanks 918-760-6467</p>	<p><b>Committee Chairs</b></p> <p><u>Activities</u> Robbie Thames 918-663-6666</p> <p><u>Maintenance</u> Marcia Humbert 918-794-5102 humbert1@cox.net</p>	<p><u>Newsletter/Webmaster</u> Walter Moss crop walterlla@wmoss crop.com</p> <p><u>Newcomers/Restrictions/Security/Bylaws/Other</u></p> <p>Office—918-622-6421 or cell 918-645-4975</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**

<p><u>Accounting</u> Tami Smith 918-627-2419</p>	<p><u>Home Appraisals</u> Tyler Manke, Cert. Appraiser 918-834-2130</p>	<p><u>Leaf and Snow Removal</u> B.R.T. Construction, LLC Ben Rubalcava 951-552-0680</p>	<p><u>Purse &amp; Accessories</u> Gretta Buntin 918-378-2742</p>
<p><u>Avon</u> Amanda Moody 918-810-0121</p>	<p><u>Hospice/Home Health Care</u> Evergreen Hospice &amp; Home Health Care Alice Alsup 918-250-5555</p>	<p><u>Notary Public</u> H&amp;R Block Gayle Chamberlain 918-704-4998</p>	<p><u>Real Estate Consultants</u> Betty Jo Daggs 918-481-8200 Cindi Knippers 918-694-8920 Tyler Manke, Broker/Realtor® 918-834-2130 Jennifer Smith GRI, Realtor® 918-855-1668</p>
<p><u>Care Giver</u> Gretta Buntin 918-378-2742</p>	<p><u>Identity Theft Protection/Restoration</u> Identity Shield Joy Thompson 918-946-7556</p>	<p><u>Painting</u> Geraldo Pena 918-951-1263 A1 Hundred Painting &amp; Drywall Andy Sotelo 918-925-2579</p>	<p><u>Roofing</u> Signature Roofs by Engle Cnt. Charles Newkirk 918-282-4544</p>
<p><u>Carpet Cleaning</u> Richard Haley 918-834-0617</p>	<p><u>Insurance Auto &amp; Home</u> Gomez Insurance 918-280-9100</p>	<p><u>Performing Arts</u> Free Clog Dancing Performance Laura Heaver 918-627-0067</p>	<p><u>Shower Replacements</u> Danny Dildine 918-521-5456</p>
<p><u>Cruise &amp; Travel</u> Linda Price 918-496-4351</p>	<p><u>Insurance Health &amp; Life</u> Angela Jones 918-852-0259</p>	<p><u>Pet Sitting</u> Jan Bellan 918-282-6794</p>	<p><u>Tile</u> Danny Dildine 918-521-5456 Scott Mangel 918-663-4668</p>
<p><u>Fence Repair</u> A1 Hundred Painting &amp; Drywall Andy Sotelo 918-925-2579</p>	<p><u>Lawn Care</u> Jeff Marlin 918-663-8283 Daniel Nichols 918-639-6268 Mike Rutledge 918-665-2486</p>	<p><u>Photography</u> Michelle Simmons 918-346-9165</p>	
<p><u>Flooring</u> Danny Dildine 918-521-5456</p>			
<p><u>French Drains</u> B.R.T. Construction, LLC Ben Rubalcava 951-552-0680</p>			

The above is provided as a public service and Longview Lake Association, Inc. is not responsible for any services provided by the above individuals or companies.

Do you want to be listed above directory? There is no charge to be listed, but you **MUST** be a member of LLA and licensed/bonded if appropriate. Please call the office at 918-622-6421 to be included.

**LLA Dues and Pool Memberships can 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. 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, and 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.**

*Please Help Us Keep  
Your Account Correct*

If you're still paying for your dues by check, please help us by putting the invoice number from your statement on the check.

For landlords, please help us by putting the address of the rent house.

**Monthly Board Meetings**

The upcoming 2018 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.

- ⇒ January 8th
- ⇒ February 12th
- ⇒ March 12th
- ⇒ April 9th
- ⇒ May 14th
- ⇒ June 11th
- ⇒ July 9th
- ⇒ August 13th
- ⇒ September 10th
- ⇒ October 8th
- ⇒ November 12th

The 2018 annual meeting of the Longview Lake Board of Directors will be held on Thursday, November 15th at the West Park Office.

**2018 Easter Egg Hunt (and Other Fun Stuff)!**

These are some of the games that we may be playing on Saturday, March 31st (the weekend of Easter). Easter games and egg hunt will start at 1 p.m. and end at 2:30 p.m. at the East Pool Park. There will be prizes for the winners. Come and see Robbie in her Easter Rabbit Ears!

**Egg and Spoon Races**

Hey parents, we are going to have an Egg and Spoon Race for kids, especially the younger ones!

**Nosey Egg Roll**

The kids will roll the eggs using only their noses. The first one over the finish line wins a prize.

**Easter Egg Hunt**

There will be surprise winning eggs. Must come and hunt to see what are the winning prizes.