

SummerfieldNews

4117 NW 122nd Street, Suite B, Oklahoma City, OK 73120 (405) 751-1780 JANUARY 2015
Website: <http://www.summerfieldokc.org> E-Mail: summerfield@coxinet.net

HAPPY NEW YEAR!

WELCOME TO NEW HOMEOWNERS

Jeff 1 LLC

4216 Old Farm Road

Herman and Vicki Bungler

12004 Cantle Road

Lauren McGehee

12008 Flower Wood Drive

Mario and Alma Diaz

12000 Dahoon Drive

William Ward

12214 Banyan Lane

Brandon and Jessica Warriax

12114 Cliff Rose Drive

IMPORTANT UPCOMING MEETINGS

January 6, Board of Directors 6:00 p.m.

February 3 Board of Directors 6:00 p.m.
Homeowners 7:00 p.m.

March 3 Board of Directors 6:00 p.m.

April 7 Board of Directors 6:00 p.m.

Board meetings are at the Association office.
Homeowner meetings are at Spring Creek
Baptist Church, 11701 N. MacArthur.

Visit the **Summerfield** website at the address in the heading above. You will find the covenants, rules and regulations, bylaws, ARB forms and more.

ELECTION OF BOARD OF DIRECTORS

The board consists of seven directors who may live in any area of Summerfield. There are three vacancies to fill this year. Candidates must file a **petition of Candidacy Form (available at the office)** which has been signed by at least ten members in good standing. The election will be held on May 5, 2015. **Candidacy petitions must be in the Association office by March 31, 2015** in order to be published in the April newsletter. Elected directors are expected to serve a three-year term of office.

Serving on the board is a positive experience. You will attend the board meetings held once a month where you will approve maintenance projects, contracts, expenditures, personnel matters and all the business of the association. You will work with some of the current directors who will stay on next year.

PROPOSED COVENANT CHANGE

You are invited to attend the homeowners' meeting on February 3 for a discussion on a proposed covenant change regarding rental properties. At the homeowners' meeting in August 2014, several homeowners requested the Board of Directors consider this issue. Information was gathered from the previous failed attempt to amend the covenants and this information was discussed at the November 2014 homeowners' meeting. It was decided that more information was needed. In December our attorney met with the Board of Directors, answered legal questions and provided information about actions by the State Legislature regarding homeowner associations and the voting requirements in order to change the covenants. The board invited resident realtor Monica Schultz to provide information about the effect of rental properties on property values in Summerfield. In view of this new information, a decision needs to be made whether or not to go forward with this project.

ARCHITECTURAL REVIEW BOARD

We have a new ARB team. Quentin Hooker who has done a great job for the ARB for a number of years will stay on the board but has turned the chairmanship over to Janet Ewing. Also on the board are Lacey Hughes, Kim Koop and Lynn Morris.

It is important that all homeowners obtain ARB approval of any exterior changes to their property. Although the covenants allow 30 days for approval of a project, the board usually takes only a few days to review the application. Application forms are available on our Website or at the office.

This is a vital function of the Association that keeps the neighborhood from deteriorating. **THANK YOU FOR YOUR PARTICIPATION IN THIS EFFORT.**

HAPPENING NOW

Remodeling and upgrading the Lake Pool Cabana is getting started. The project will be finished before the pools open. This cabana is in extremely poor condition so everything has to be redone. Like the Cliff Rose Cabana, much of the structure will need to be replaced. There will be new plumbing, electrical fixtures, floors and exterior siding.

Our grounds men will be repairing and repainting the wrought iron fences around all three pool areas.

Street repairs are being done in Parcels 1 and 2. There may be some inconvenience since some of the repairs are in front of driveways. Homeowners in these parcels pay a special assessment for street repairs that is kept in a separate account for the individual parcel. This is in addition to their regular dues. The cost of street repairs is paid out of the "parcel account."

Signature Landscaping will maintain our grounds this year. They have been taking care of our property this past year after they bought Bob Myers Landscaping who was our previous contractor. They have done a good job so we entered into a new contract with Signature that starts on January 1.

FINISHED PROJECTS

There is now off-street parking for about five or six cars at the Cliff Rose Pool. There was a safety issue with too many cars parked on the street.

Our grounds men have worked diligently to keep the new trees watered. We lost a couple of the Nellie Hollies. The deer have eaten a few of the Golden Deodar Cedars. Repellent has been applied to these areas. These apparently are their favorite tree. We plan to replace these trees this spring. Two Loblolly Pine trees have been planted at the corner of Baxter and Meridian and new landscaping was placed in front of the Cliff Rose Cabana.

IT'S NOT TOO EARLY

To get ready for the neighborhood garage sale. Mark the dates ---
MAY 1, 2 & 3.

"SOLD" on The Arbors
(I live here too)



Leslie Denton-Mick
Real Estate Professional, Licensed Since 1984
References Provided

(405) 659-3345 cell
leslied.mick@hotmail.com
3232 W. Britton Road, Suite 277
Oklahoma City, OK 73120





When driving through the neighborhood it is noticed that some of the homes do not have prominently placed house numbers or the numbers are faded and worn. It is surprising what a difference freshly painted or new house numbers can make to the appearance of your home. This is also a safety issue when emergency personnel are responding and cannot see the address. Please take a look at your house numbers and see if they need updating. This is one small step toward making the neighborhood look well maintained.

George Carlyle who lived on Hemlock Circle for over 20 years passed away recently. George had many friends and was once president of the association board. He made the very attractive "ballot box" that you see at the annual meetings. He was a Master Carpenter.

Whether it be a week
or a weekend, call me!



Toto's Backyard

There is no place like home

Debbie Harris
Professional Pet Sitter

Summerfield Resident
for 16 years

LLC
Retired Teacher

Home 755-9485
Cell 628-9994

lacyfletch@hotmail.com

TO REPORT STREET LIGHTS OUT CALL
OG&E - 272-9595

THE HOWL-O-WEEN PRADE was fun for all of those who participated - - the dogs, the owners the organizers and those who came to watch. There were several children and it was a beautiful and festive October day.

The Committee: Debbie Harris, Leslie Denton-Mick, Chris Crane, Charles Middleton and Phillip Yarbrough.

The Volunteers: Traci Merriam, Deborah Knobel, Bert Potts, Carrie Wilson and Betty Anderson.

Prize Donors: Debbie Harris, Leslie Denton-Mick, Pat Harris and A-I Pet Emporium.



\$100 Grand Prize Winner

This is Dean Smith with his entry in the contest. We understand "this grand prize winner" is the keeper of his Williamsburg cul-de-sac at the east end of Rankin Road.

If you have any comments or suggestions about how to improve our homeowner association, please call or send a note to the office. Your ideas are welcome.

REPORT BARKING OR OTHERWISE
UNCARED FOR DOGS TO THE CITY
ACTION CENTER - 297-2535

Liens Filed for Non-payment of Dues

<u>Acct. No.</u>	<u>Address</u>
1002	4421 Day Lilly Lane
1014	12205 Foxglove Court
1027	4437 Foxglove Lane
1207	4337 Dahoon Drive
1217	4309 Foxglove Lane*
1420	12005 Dahoon Drive
1522	11909 Wind Flower Place
1722	4108 Cattle Circle
2320	11908 Boone Court
2503	11817 Barton Drive
2618	4436 Baxter Drive*
327	4716 Hemlock Circle
406	4723 Hemlock Lane
508	12013 Hawthorn Lane
525	4603 Hemlock Lane*
806	12212 Candy Tuft Lane
832	12208 Cypress Lane
901	4632 Dove Tree Lane
934	12120 Cliff Rose Drive

- Foreclosures pending.

We accept VISA – MASTER CARD OR DISCOVER CARDS, at the office or by phone: 751-1780

Office hours are 8:30 to 5:00. You are welcome to stop by the office at any time. The manager has work on the property and is sometimes out of the office. If you want to make sure the manager is in, you may want to call ahead. There is a drop box on the inside office door and a lock box to the right of the outside entry.

MONICA SCHULTZ REALTOR, ABR, CNE, GRI

Working with Your Interests at Heart!

(405) 615-0055
YourOKRealEstateAgent@cox.net

Visit my website at
MonicaSchultzRealtor.com



BERKSHIRE HATHAWAY Anderson Properties
Your Neighborhood Real Estate Professional

BOARD OF DIRECTORS 2013/2014

Norma Baker	President
Don Wilson	Vice President
Quentin Hooker	Sec./Treasurer
Larry Cody	Director
Janet Ewing	Director
Charles Middleton	Director
Anita Murray	Director

ARCHITECTURAL REVIEW BOARD

Janet Ewing, Chair	596-1023
Quentin Hooker	Member
Lacey Hughes	Member
Kim Koop	Member
Lynn Morris	Member

LANDSCAPE PLANNING

Don Wilson	749-8073
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ELECTION COMMITTEE

Monica Schultz, Chair	615-0055
Dave Matz, Member	
Erin Boyd, Member	
Larry Schultz, Member	

WEBSITE

Charles Middleton	286-9464
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PARCEL COMMITTEES

Parcel 1 (Arbors I & II)	
vacant	
Parcel 2 (Northglen/Creekside)	
Jim Morgan	255-4821
Parcel 3 (Farmbrook)	
Charles Middleton	286-9464
Parcel 4 (Rankin/Williamsburg)	
Dave Rayburn	749-5863
Parcel 5 (Summer Meadows)	
Bill Keates	286-5550
Parcel 6 (The Meadows)	
Merle Wright	936-0085