

# Regency Park Homeowners Association

## Spring 2015

Message from the Board President:

Hello, it is the time of year to begin discussing our upcoming annual membership meeting. Last year the annual meeting was, by all standards, most unusual in that we had to hold two separate meetings in order to elect a new Board and finalize business matters.

Hopefully, this year only one meeting will be needed, and that meeting will be **Thursday, April 23, 2015**. The meeting will be held again this year at the Regency Park Nazarene Church, and the business meeting will begin at 7:00 p.m. We are planning the details, but as of now we are organizing donations to fund a reception from 6 to 7 p.m. prior to the start of the meeting.

We also plan to closely coordinate the business meeting's agenda with officials from the Church to fully utilize their state-of-the-art audiovisual and video equipment to organize the information presented for the most efficient use of our time.

One last thought about our annual meeting – each year we discuss with our membership the need to replenish the members of our Board. Most years a majority of the Board seeks reelection, but there is often a need to fill openings when someone decides not to serve another year.

The Board is very pleased to inform you of our progress toward completion of the third phase of the boundary wall. The contractor who is the franchise holder for the AFTEC materials we use in construction of the wall is a very experienced and efficient builder, and only a few days after construction began we can project completion of the project by the end of March 2015.

The invoicing of yearly homeowners dues went out in the mail approximately three weeks ago, and already we are seeing the membership responding by returning their payments at a brisk pace. We are also pleased that the Board is beginning to collect a number of past-due accounts, bringing in additional revenue which is allocated toward construction of our boundary wall. If you have not yet received the billing for your annual membership dues, please contact the Board by email at [RegencyParkHomeowners@yahoo.com](mailto:RegencyParkHomeowners@yahoo.com) as soon as

**ANNUAL MEETING**

**Regency Park  
Homeowners Association**

**Thursday, April 23, 2015  
Regency Park Church of the Nazarene  
8707 E. 51st St.**

**Doors open at 6 p.m. for  
registration and reception.**

**Business meeting at 7 p.m.**

possible and a Board member will insure you receive your invoice. Also if you are a resident who has unfortunately fallen behind on paying your annual dues more than one to two years, it is important that you contact the Board as well. Our team of volunteers can assist you in a plan to help you get caught up on your dues and join us at the annual meeting to celebrate our achievements and plan further improvements for your neighborhood.

And as our neighborhood changes in terms of our demographics, there is a need for individuals with a fresh outlook to join us in making this a better community year after year. Currently our Board lacks minority representation, and we would like at least one Spanish-speaking individual to join the Board and help us bridge communication barriers we often have. A number of our homeowners who have worked hard to attain the American dream but still may not read or speak English would benefit as well.

We also sometimes lack a perspective from those homeowners who are younger and from a vastly different generation from most on our Board. These younger residents have the energy and enthusiasm to take on difficult tasks and often have a keen understanding of new technology. If you know someone who might be interested in learning about our Board's duties and experiences, feel free to refer them to us.

Michael Rainwater  
Board President

**Regency Park Homeowners Association  
Budget April 1, 2014 – March 31, 2015**

Income:	
Homeowners Dues (690 homes x \$60)	\$ 41,400.00
Interest on Money Market Account	50.00
Less Allowance for Uncollected Accounts (15%)	<u>-6,210.00</u>
Total Income	\$ 35,240.00
Expenses:	
Annual Meeting Expense (refreshments, etc.)	\$ 300.00
Annual Meeting Security Guard	300.00
Bookkeeping and Audit	3,000.00
Church Donation	200.00
QuickBooks online (\$43.96/month)	530.00
Website Fee (web hosting) (\$22.95/month)	280.00
Insurance and Bonding	1,000.00
Miscellaneous	300.00
Mowing of Commons Areas	17,500.00
Newsletter Printing (2 issues)	550.00
Postage (2 newsletters, HOA dues, delinquent statements)	1,100.00
Office Supplies	1,400.00
Post Office Box Rental	140.00
Property Tax/Franchise Tax	275.00
Electricity (for flower bed lighting)	1,550.00
Water (for flower beds)	250.00
Telephone	600.00
Tulsa County Information Tech (\$30/month) (land records access)	360.00
Credit Card Monthly Access Fee (\$12.95)	<u>40.00</u>
Total Budget	\$ 29,675.00

**Proposed Amendments to Regency Park HOA By-Laws:**

**Amendment #1:** ARTICLE VI, MEETINGS OF DIRECTORS, SECTION 1, Line 1 Currently reads:  
SECTION 1. REGULAR MEETINGS. Regular meetings of the Board of Directors shall be held at such place and hour as may be fixed from time to time by resolution of the Board.

Change to read:

SECTION 1. REGULAR MEETINGS. Regular meetings of the Board of Directors shall be held at such place and hour as may be fixed from time to time by resolution of the Board, **and such Board of Directors shall be physically present and/or attend by electronic conferencing (teleconferencing, video-conferencing, or such as may be available).**

**Amendment #2:** ARTICLE VI, SECTION 3, Line 1 Currently reads:

SECTION 3. QUORUM. A majority of the then active directors shall constitute a quorum for the transaction of business.

Change to read:

SECTION 3. QUORUM. A **physically attending and/or electronic conferencing** majority of the then active directors shall constitute a quorum for the transaction of business.

**Amendment #3:** ARTICLE VII, SECTION 1. POWERS, Subsection (d) Currently reads:

(d) Declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors;

Change to Read:

(d) Declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent **physically and/or not be in attendance through electronic conferencing** from three (3) consecutive regular meetings of the Board of Directors;

Such Amendments proposed by William Westfall, Vice President  
Regency Park Homeowners Association. 3/20/15



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<http://regencyparkhomeowners.com>  
para la versión en español de nuestro  
boletín de noticias.

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## Code Violations

Welcome to the return of our Regency Park Homeowners Newsletter — the first since the spring of 2013.

My name is Margot Henthorn and, as your Code Violations Chairman for this year, it is my duty to tour the Addition on a regular basis and try to get any Violations corrected, thus giving us a cleaner and neater area to live in.

It is not my intent to hassle anyone in the Addition, be it an owner or a renter, over anything I feel is frivolous, but I will contact the owner/resident at least two (2) times before I report an honest infraction to the City Code Violations Department.

I will, however, immediately report to the City any Violations that could directly cause injury to anyone, while also giving the resident notice of a dangerous situation.

Just recently, we had one property that, unknown to the owners, was rented to what appeared to be “hoarders.” Both the back and front yards, driveway, front porch, and other tell-tale happenings were absolutely a mess. We contacted the owners, who live out of state, and sent them pictures, and they immediately issued an eviction notice. It has taken them well over 30 days to get the house and premises back into liveable shape. RESULT? Problem solved with respect and proper solutions.

The most common violations are:

High Grass & Weeds,

Accumulated Trash, Junk, and Debris, and

Illegal Parking Of Vehicles.

Remember that parking is permitted on residential lots, but only on a legal driveway or in a garage — *not on the grass*. Driveways or parking areas must be constructed of approved all-weather surface material such as asphalt or concrete to meet City standards.

### Regency Park Homeowners Association

8707 E. 51st St., Tulsa, Oklahoma 74145  
P. O. Box 54139, Tulsa, Oklahoma 74155-0139  
Phone (918) 627-1043

RegencyParkHomeowners@yahoo.com  
<http://regencyparkhomeowners.com>

It is illegal to store anything outdoors that is not ordinarily used outdoors, such as indoor furniture, household appliances, or auto parts.

It is an illegal City Violation to operate most businesses, such as an auto repair shop, or conduct ongoing yard sales from a residential site.

Commercial equipment and commercial vehicles may not be parked in a residential area unless they are in a fully enclosed structure. The City/Police will issue tickets for these infractions. Also, it is illegal to park box vans, dump trucks, semi-trailers, etc., on residential streets in the Addition.

Per Regency Park Bylaws and Deeds Of Dedication, fencing in front yards is not to be over four (4) feet in height, and side and back yard fencing is not to exceed six feet-six inches (6' 6") in height.

Dead or damaged trees are a City Code Violation which could pose a hazard and must be removed at the Owner's/ Resident's expense.

Feel free to contact us at 918-627-1043 to report any problems or violations. If there is no answer, please leave your name, phone number, what your complaint is, and address of said complaint. I will return your call as soon as possible.

***Keeping Regency Park Addition clean is the job  
of everyone who lives here!!!***

Mayor's Action Line  
918-596-2100

Code Violations:

[www.cityoftulsa.org/reporting/property-maintenance.aspx](http://www.cityoftulsa.org/reporting/property-maintenance.aspx)



**Do you still have questions about trash  
collection and recycling?**

For more information, go to  
[www.cityoftulsa.org/city-services/  
refuse-and-recycling.aspx](http://www.cityoftulsa.org/city-services/refuse-and-recycling.aspx)

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*Regency Park Church of the Nazarene*  
 8707 E. 51st Street

Cordially invites the residents of Regency Park  
to visit and enjoy our fellowship.

www.regencypark.org 918-663-9717

Geoffrey Gunter - Lead Pastor  
 Sunday Schedule:  
 Sunday School: 9 a.m.  
 Worship Service: 10:10 a.m.





*Take Pride in Regency*

Regency Park Homeowners Association  
 PO Box 54139  
 Tulsa OK 74155-0139