



Take Pride in Regency

Regency Park Homeowners Association
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Tulsa OK 74155-0139

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Message from the Board President

This story began in 2008 when, with funds from our savings, we constructed the first 700 feet of new boundary wall. The second phase of construction was completed in 2010, again with funds from our savings along with a grant from the city which was originally the Vision 2025 funds.

In 2013, Regency Park Homeowners Association received funds from the Kaiser neighborhood beautification grant that, along with our 50-50 match, funded this third phase of wall construction. The current construction was completed in May of 2015. We now have only the fourth and final phase of this construction along 51st Street to complete. The Board is working very hard to raise the funds to finish this project.

Where does our part of the funding come from? Our addition is a legally established nonprofit corporation and yearly membership dues for every homeowner are mandatory. Our current assessment rate, \$60 per year, is one of the more reasonable dues among homeowners associations. When residents fail to pay their dues, the interest charged can accumulate quite rapidly. It is from this collection of past dues and interest that our funds for the wall are provided.

While a majority of the residents pay the yearly assessment without becoming delinquent, the number of those a year or more past due has risen drastically. We currently have more than \$100,000 outstanding on our books, and the elected Board has began the most intensive effort toward collections that has been undertaken in years. We are not only sending quarterly statements to all residents who have not paid after 90 days, we are filing liens on homeowners who do not respond to our calls, emails, or letters.

Regency Park Homeowners Annual Meeting

The annual meeting of Regency Park Homeowners Association was once again held at Regency Park Nazarene Church April 23, 2015. The attendance at the meeting was 67 members and their spouses, a smaller

number than last year. It was not necessary to formally vote for Board candidates since 8 of the 9 incumbent members sought reelection and the one member who was nominated from the floor did not have anyone contesting her election. The membership also passed the proposed fiscal year budget for FY 2015-16, approved three recommended amendments to the by-laws, and enjoyed an upscale reception featuring excellent food and punch catered by the Board. Pastor Gunter from the Nazarene Church was extremely helpful in assisting the Board in utilizing the church's large overhead video screens and audiovisual system.

Our District 7 City Council representative, Anna America, was introduced and fielded questions from the audience. She was asked several questions about the poor condition of many of our residential streets in Regency and the fact that there is no indication of any planned work on these streets in the near future.

Crime Prevention

In the past few months we have begun to hear of an increased number of residents whose homes and autos have been the victims of neighborhood crimes. While it's only been about three years ago that Regency Park was singled out as having one of the lower rates of residential crimes, apparently it has begun to increase again in our addition. Although it is impossible to eliminate all crime in our neighborhoods, the decision to make meaningful changes in crime prevention rests with the residents of this addition as a whole.

Upcoming Events

We're looking forward to the **Holiday Lighting contest**. We encourage everyone to participate. Prizes for the best three decorated residences will be awarded. Judging for the contest will occur **December 18, 2015**, from 7:00 to 8:00 p.m.

Watch for a **Block Party** in the spring! We hope to make this a fun event for all our residents - if you're interested in helping us organize it, email us or call 918-627-1043.

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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.



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Board Officers

- Michael Rainwater - President
 president@regencyparkhomeowners.com
 Training Coordinator, Debt Collection Committee
- Holly Klenda - Vice President
 vicepresident@regencyparkhomeowners.com
 Debt Collection Committee
- Kathy Greenhaw - Secretary
 secretary@regencyparkhomeowners.com
 Communications, Records
- Beverly Thummel - Treasurer
 treasurer@regencyparkhomeowners.com
 Newsletters, Email, Website
- Pat Arganbright
 Member at Large
- Margot Henthorn
 Code Violations
- Michael Shelton
 Member at Large
- William Westfall
 Wall Funding, Special Project Coordinator

In order to help your HOA Board communicate with you more efficiently, please consider sending your email address to RegencyParkHomeowners@yahoo.com

We are currently seeking homeowners to fill up to two Board positions. If you're interested in helping us keep Regency Park a quality neighborhood, please email us at RegencyParkHomeowners@yahoo.com or call 918-627-1043.

Regency Park Homeowners Association Budget April 1, 2015 – March 31, 2016

Many residents ask what their dues money goes for. Therefore we felt that publishing the annual budget which was passed at our annual meeting would provide the homeowners who haven't regularly attended the meeting an explanation.

Income:		
Homeowners Dues (690 homes x \$60)	\$	41,400.00
Estimated advertising for newsletters		1,800.00
Less Allowance for Uncollected Accounts (15%)		<u>-6,210.00</u>
Total Income	\$	36,990.00
Expenses:		
Annual Meeting Expense (refreshments, etc.)	\$	500.00
Annual Meeting Security Guard		200.00
Block Party		750.00
Bookkeeping and Audit		2,000.00
Church Donation (annual meeting)		100.00
Electricity (for entrance/flower bed lighting)		1,750.00
Garage Sale (advertising)		100.00
Holiday Decorating Contest		200.00
Insurance and Bonding		1,200.00
Intuit (other accounting fees) (\$12.95/month)		175.00
Legal Fees (liens, attorney fees)		2,500.00
Miscellaneous (flower beds, minor repairs, etc.)		350.00
Mowing of Commons Areas		14,700.00
Newsletter Printing (3 issues)		1,527.00
Office Supplies		1,500.00
Post Office Box Rental		140.00
Postage (newsletters, HOA dues, statements)		1,650.00
Property Tax/Franchise Tax		275.00
QuickBooks Online (\$43.96/month)		540.00
Telephone		700.00
Tulsa County Land Records (\$30/month)		360.00
Water (for flower beds)		400.00
Website Fee (web hosting) (\$22.95/month)		<u>300.00</u>
Total Budget	\$	31,917.00
Net Profit or Loss	\$	5,073.00

Code Violations

During summer months, we continue to receive complaints of lawns not being mowed. Throughout the year we hear of homes with yards cluttered with junk or broken down autos. You can report a situation you observe to the Board for referral to the city for action. In most cases Board members will attempt to contact the property owner to get the situation corrected first. The identity of the caller in any case is not disclosed. Those wishing to report situations to the city themselves should contact the mayors action line at 918-596-2100.

The city code violations ordinances cover a multitude of things such as:

1. Lawns, trees & scrubs. Lawns must be kept mowed and cannot have grown to over 12" high. Tree limbs must be kept picked up and cannot present unsafe conditions by falling on roof tops or in the streets, impeding traffic. Vacant homes must be secured.
2. Cars must be parked on driveways and cannot be left in lawns. They must not be left with flat tires, been wrecked or have outdated license plates. Inoperable cars cannot be left parked on the streets impeding traffic. RVs, trailers, pontoon boats, etc., must be on driveways and cannot be closer to the curbs than 6 ft. Commercial 18-wheeler trucks, dump trucks, etc., cannot be left in a residential neighborhood.
3. Debris, old discarded appliances, or furniture cannot be left outside of our homes. Homes can deteriorate creating safety issues.
4. Businesses zoned for commercial areas cannot be operated at residences.

When a neighborhood has few code violations, property transactions go through quicker and individual property values are higher.

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

Consider Bulky Waste Pick-Up

The City of Tulsa provides bulky waste collection (call 918-596-9777) for large items that do not fit inside your refuse cart. The utilization of this service is a perfect resource for doing those sometimes-needed home clean-up projects.

We particularly want to encourage the use of this service when the accumulation of trash and other items around the residence threatens to result in a City Code violation. There is a \$10 fee per collection (added to your utility bill) with a pre-set volume of approximately 8 cubic yards or the size of a small vehicle.

Items accepted:

- Household appliances
- Furniture, including mattresses and sofas
- Electronic equipment, such as computers, computer monitors, and televisions
- Limbs, tree trimmings, and stumps cut to less than 8 feet long and less than 18 inches in diameter
- Remodeling debris from small projects performed by the resident at the address where materials are set out;
- Tires

Items not accepted:

- Automobile parts, batteries, liquids, poison, explosives
- Contractor remodeling and demolition debris such as shingles, wallboard, and lumber

On your scheduled day, remember -

- Bulky waste must be at the curb by 6 a.m.
- Do not place items under power lines or trees.
- Make sure vehicles are not blocking access to bulky waste items.
- Do not place items over water meters, gas meters, telephone boxes, or cable boxes.
- Do not place items against a fence.
- Small engines must have the oil and gas removed prior to pickup.

To schedule a bulky waste collection, call 918-596-9777 two business days prior to your primary trash service day. The collection of bulky waste items will occur on your primary trash service day.



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