



Take Pride in Regency

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



Our Year in Review

It's been a busy year for the HOA! Our April annual meeting was well attended. In May, we arranged for two dumpsters for the neighborhood. As always, they filled up quickly, were emptied and brought back, and filled up again.

The August 6 tornado that swept along 41st Street and areas south did considerable damage to trees and roofs in the northern portion of the neighborhood. Residents came together to help with clean-up, and crews from Guts Church came armed with chain saws to help as well. Our contracted lawn care company, Christ Centered Lawn Care, did considerable extra work in the Commons to remove damaged trees and debris.

We hosted our second block party in September, and this one was much more successful in terms of attendance. Residents enjoyed grilled hot dogs, coleslaw, baked beans, and watermelon. The Tulsa Fire Department brought a fire truck for the kids' enjoyment, and EMSA brought an ambulance as well. Thanks again to Hiland Dairy for donating ice cream cups; to Tulsa Wedding DJ for providing the music, and to Joyful Jumps for providing two bounce houses.

After residents voted to amend the By-Laws to hold two annual meetings each year, our second annual meeting was held November 2. Unfortunately, there was not a quorum in attendance, but those in attendance voiced concerns on code violations, dogs running loose, street repairs, and other topics.

Congratulations to the winners of the holiday lighting contest! First place went to Wilma Butler, second place to Salvador Nieves, and third place to Bill & Mary Spradley. There were more homes decorated this year than last, but a number who would have been contenders were behind on their dues and were, therefore, disqualified.

We continue our ongoing battle against code violations and have had successful responses from the City recently.

Los Logros de Nuestro Año

¡Ha sido un año ocupado para el HOA! Nuestra reunión anual del abril fue bien asistida. En mayo, hicimos los arreglos para dos contenedores para la vecindad. Como siempre, se llenaron rápidamente, fueron vaciados y devueltos y se llenaron otra vez.

El tornado del 6 de agosto que barrió por la calle 41 y las áreas del sur hizo un daño considerable a los árboles y techos en la parte norte del vecindario. Los residentes se reunieron para ayudar con la limpieza, y el equipo de la iglesia GUTS vino armado con motosierras para ayudar también. Nuestra compañía contratada del cuidado del césped, Christ Centered Lawn Care, hizo el trabajo adicional considerable en los comunes para quitar los árboles dañados y la ruina.

Celebramos nuestra segunda fiesta de bloque en septiembre, y este fue mucho más exitoso en términos de asistencia. Los residentes disfrutaron de salchichas a la parrilla, ensalada, frijoles horneados y sandía. El Departamento de bomberos de Tulsa trajo un camión de bomberos para el disfrute de los niños, y EMSA trajo una ambulancia también. Gracias de nuevo a Hiland Dairy para donar tazas de helado; a Tulsa Wedding DJ por proporcionar la música, y a Joyful Jumps para proporcionar dos casas del salto.

Después de que los residentes votaron para modificar los Estatutos Sociales para sostener dos reuniones anuales cada año, nuestra segunda reunión anual fue sostenida el 2 de noviembre. Lamentablemente, no hubo quórum en la asistencia, pero los asistentes expresaron inquietudes sobre violaciones del código, perros corriendo sueltos, las reparaciones de calles, y otros temas.

¡Felicitaciones a los ganadores del concurso de iluminación navideña! El primer lugar fue para Wilma Butler, segundo lugar para Salvador Nieves, y el tercer lugar para Bill & Mary Spradley. Había más casas decoradas este año que el pasado, pero un número que habría sido contendientes estaban atrasados en sus cuotas y, por lo tanto, descalificados.

Continuaremos nuestra lucha constante contra infracciones del código y han tenido una respuesta satisfactoria de la ciudad recientemente.

Annual Meeting
Regency Park Homes Association
 Thursday, April 26, 2018
 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.

SINCE 1962

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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.



Board Officers

Holly Stabnick - President
president@regencyparkhomeowners.com
Training Coordinator, Debt Collection Committee
Dane Bowin - Vice President
vicepresident@regencyparkhomeowners.com
Debt Collection Committee
Beverly Thummel - Secretary/Treasurer
treasurer@regencyparkhomeowners.com
Newsletters, Email, Website, Communications, Records
Laura Barrett - Member at Large
Tony Goodwin - Code Violations
Kathy Greenhaw - Member at Large
Terrace Martin - Member at Large
William Westfall - Wall Funding, Special Projects

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.

We are always in need of help on various committees and have a special need for a Spanish translator.

Please Support our Advertisers

Visite nuestro sitio web en RegencyParkHomeowners@yahoo.com para más información.

Mom's FAMILY DINER

Monday-Saturday 6 a.m.-8 p.m.

Sunday 6 a.m.-3 p.m.

918-508-2990

(for take-out orders)

Mom's Family Diner
Bring in this coupon
for 20% off your order
after 4:00 p.m.

Reunión anual
Regency Park Homes Association
Jueves 26 de abril de 2018
Regency Park Iglesia del Nazareno
8707 E 51st St.

Las puertas se abren a las 6 pm para su registro y recepción.

Reunión de negocios a las 7 p.m.

Did you know.....

There are several ways to pay your HOA dues? You can send a check when you receive your invoice, or you can email us and request an online payment through our secure QuickBooks accounting system, or you can use the PayPal button on the main page of our website to pay with your personal credit card. It is set up so you can select payment of one year, two years with interest, or three years with interest. If you owe more than that, please contact us to make payment arrangements.

Wall Update

We continue to get questions about the status of the 51st Street wall. Mr. Westfall has been in contact again with The Turner Company in Texas who constructed the previous sections of the wall, and they are now under new management. For the remaining portion of the 51st Street wall from 94th East Avenue to the east end of the addition, the estimate is \$90,000. We know there are a number of underground utilities located on the east end of construction, so the final total could well be \$100,000 or more. Funds for the wall come from grants, donations, and payment of past due HOA accounts.

Crime Prevention

We continue to hear reports of crime in and around the neighborhood, and many residents report incidents on Next Door. While this helps to make neighbors aware of things to watch for, it is essential that you report a crime to the police. If it's an emergency, call 911; for non-emergencies, call 918-596-9111. You can also file a confidential crime report online at <https://www.p3tips.com/tipform.aspx?ID=918>

J&A Castrol Lube Express II
4702 S. Mingo Rd. 918-622-3365

\$5 off oil change
\$5 off detail
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A Message from the Board

When our neighborhood was established in 1963, the developers established a mandatory Homeowners Association with yearly dues that, in part, pay for upkeep of our eight acres of Commons. If you own a home in Regency Park, you are automatically a member of the HOA. While most homeowners are diligent about paying dues, unfortunately, we have some who neglect or refuse to pay. In accordance with our By-Laws, an 18% interest charge is added to past-due accounts and, for accounts three years or more overdue, the HOA will file a lien on the property.

Invoices for 2018 dues were sent around March 1, and at this writing 327 accounts (47.5%) are paid in full, and 175 (25.4%) owe \$60 or less. The largest balance owed is \$29,152.12 (no, that's not a typo). We currently have liens filed on 76 properties and 13 more will be filed in the near future if the homeowners do not make arrangements to pay the balance owed.

There are 689 homes in Regency Park, and by our estimate, 219 or 31.8% (almost one third) are used as rentals. Many of our residents built or purchased their homes when the addition was built and are now older and retired. According to the 2010 census, 238 of our residents are 65 years of age or older, and 16 are 85 or older. Recent figures also indicate that 384 residents (not households) are of Hispanic origin.

The HOA dues for Regency Park have not been raised since 2008, and a number of homeowners have indicated they would be in favor of raising the annual dues. At the last meeting of the Board, members discussed the possibility of raising dues only for new homeowners thereby 'grandfathering in' older residents. Also discussed was the possibility of raising dues for properties used as rentals.

At the upcoming April 26 annual meeting, we hope to present proposed By-Law revisions, including raising annual dues (assessments), and re-visiting the possibility of allowing the HOA to levy fines against residents for repeated code violations.

Regency's Most Wanted

This is a list of the homeowners who owe the most in back dues and penalties.

Buckley	4926 S 86 E Ave	\$29,152.12
Hudacek	9419 E 50 Pl	15,409.59
L. Lane	4935 S 90 E Ave	10,657.56
Bowdle	9003 E 49 St	6,414.44
Serbeen	9410 E 50 Pl	3,552.00
Alcala	4921 S 94 E Ave	3,524.08
Close (Ferguson)	9131 E 49 Pl	3,476.30
Seguro	4641 S 85 E Ave	2,708.76
Harris/Dunn	4622 S 86 E Ave	2,655.86
Barbosa	8906 E 47 St	2,496.46

Code Violations

During the spring and summer months, we begin 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 should contact Tulsa311.

The Top 10 Most Common Code Violations

Yard and lot maintenance (unmowed grass & weeds)
Trash, junk, and debris in yards (auto parts, appliances, furniture, building materials & tires)
Inoperable motor vehicles (flat tires, expired tag, missing parts)
Illegal parking (parking in yards)
Outdoor storage (furniture, household appliances, auto parts)
Vacant, unsecured structures
Illegal business (auto repair, construction, ongoing yard sales)
Commercial equipment and recreational vehicles (any vehicle not customary to residential use)
Illegal fencing (side & backyard fencing cannot exceed six (6) feet (per RPHOA Deed of Dedication/Restrictive Covenants)
Dead trees (damaged or dead to the extent that a limb, tree, or part could fall and pose a hazard to the public)

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

Helpful phone numbers

Regency Park Homes Association: 918-627-1043 (Note: This is a voice mailbox only, please leave a message so we can call you back).
City of Tulsa Customer Care Center, aka Mayor's Action Line: 311 (for code violations & other problems)
Tulsa Police Non-Emergency: 918-596-9222
Animal Control: 918-596-8000 (to report an animal problem, strays or an animal-inflicted injury)

Helpful emails

RegencyParkHomeowners@yahoo.com
To notify us of a Code Violation in the neighborhood, email codeviolations@yahoo.com
City Councilor Anna America: dist7@tulsacouncil.org

Helpful web sites

www.regencyparkhomeowners.com We have links to our By-Laws, Codes and Restrictive Covenants, and Articles of Incorporation. We also post minutes of the Board meetings and the Association Annual Meetings.
www.tulsa311.com Residents can report code violations online or request an inspection by visiting this link. By creating an account, you can track your service requests. Download the Tulsa311 mobile phone app from either Android or iPhone app stores.

If we don't have your email, we can't keep you informed. We only email about neighborhood events (meetings, block party), dumpsters, etc. We won't bother you with ads or junk mail.