

OAKBROOK VILLAGE HOMEOWNERS ASSOCIATION

**1140 South 111th East Avenue
Tulsa, Oklahoma 74128
(918) 438-1126**

OCTOBER 29, 1998

COOLER WEATHER -

When temperatures get near freezing be sure all outside hoses are disconnected
Have your fireplace checked and/or cleaned before using
If you store firewood be sure it is not stored directly against a wall or fence because
this can cause termite infestation
Be sure your furnace is clean and the filter is changed regularly
Check for proper operation of your smoke detectors

GRASS PLANTED - Lenard's is in the process of seeding bare spots throughout the complex (at no additional cost to Oakbrook). When an area is seeded the soil needs to be kept damp and moist for about seven consecutive days. Be sure watering is done only very slowly and gently, otherwise you will wash away the seed

EXERCISE CLASS - Each Tuesday, Wednesday and Friday morning - 9:00 a.m. - at the Clubhouse. Call Billie Edwards (438-0961) if you have any questions.

CITY SEWER, TRASH AND STORMWATER RATES - Increased by seven percent in October. Because the rates continue going up it is extremely important that you immediately repair any plumbing leaks, drips, malfunctioning commodes, etc.

A pinhole leak runs 4,000 gallons per month (and adds \$25 to the bill each month). Water from the commode tank continuing to trickle into the bowl is a common problem and can be very costly.

Our costs for water, sewer, trash and stormwater have increased from \$75,811 in 1992 (when dues last increased) to almost \$100,000 for 1998.

A REMINDER - If you have a visitor, or repair person, that briefly parks along the edge of the street by your unit - please be certain that they keep their vehicle off the grass.

FOUND - While straightening the storage room we found a large coffee pot. Stop by during office hours if it belongs to you.

COMPLAINTS CONTINUE ON THE FOLLOWING -

- Inconsiderate residents consistently parking in visitor parking so visitors have no place to park - and parking in tow away spaces at ends of buildings
- Pet owners that allow their pets on others yards and/or common elements, including cats that are allowed to roam outside their units
- Stereos played so loud that they disturb nearby residents

Because of our close proximity to one another, each resident must be willing to abide by a few common sense - and common courtesy - rules - if they choose to live in a complex such as Oakbrook. PLEASE BE A CONSIDERATE NEIGHBOR.

THANKS - To all of you doing the festive fall decorating. It's these extra efforts that make Oakbrook such an attractive place to live.

MAINTENANCE - As previously mentioned - leaks (roofs and/or outside faucets) and outside lighting are the priorities for repairs. Over the past few months we have also been making rather extensive repairs to buildings scheduled for painting and for dry rot required by termite inspections.

We have an extensive list of repair requests outstanding and will be working through them over the next few weeks.

MOTION LIGHTS - Residents that have dark areas around their units are encouraged to have a motion light installed.

TRASH - Please use trash cans with lids. Our hauler does not take large items that will not go in the cans. DO NOT leave large items by the dumpster - or maintenance building. You will need to make your own arrangements to have large items hauled off.

HOMEOWNERS WITH DELINQUENT DUES - Did you realize the list of delinquent dues is a part of the monthly financial statements and discussed at board meetings? Owners with delinquent dues are receiving services paid for by those who pay in a timely manner, so we must file liens, report to the credit bureau, take action in small claims court, etc. . Dues are due on the 1ST of each month - not the 30TH

OUTDOOR CARPET ON BALCONIES - We have found that this is extremely detrimental to the metal pan on uncovered balconies and may cause leaks. Call the office if you have carpet that you need help removing.