



THE RESERVE NEWSLETTER

THE RESERVE AT BATTLE CREEK, MASTER HOMEOWNERS ASSOCIATION
MAY 2025

MASTER ASSOCIATION BOARD MEMBERS

- **Karen Lowen-Ames**, President 918-361-8134
- **Brenda Urner**, Treasurer 918-260-3338
- **Lisa Neal**, Director at Large 918-629-7055
- **Mike Love**, Director at Large 918-639-7312
- **Larry Mudd**, Director at Large 918-625-6521
- **Jason Evans**, Director at Large 918-859-6566
- **E'Lisa Campbell**, Director at Large 580-229-5796

The Board encourages homeowners to **volunteer** by serving on the Board or championing a short-term project. These are terrific ways to serve the community and play a role in keeping The Reserve at Battle Creek a pleasant and welcoming place to live. **We'd enjoy having you get involved. Please let us hear from you!**

ONE NEIGHBORHOOD, THREE ASSOCIATIONS

Did you know that the 164 homes that make up our neighborhood all belong to the Master Homeowners Association for The Reserve at Battle Creek? The Master Association is responsible for maintaining all common areas throughout our neighborhood.

In addition to the Master Association, we have two small associations for our two gated communities – The Cottages and The Villas. Each of these smaller Homeowners Associations are responsible for the gates at the entries into their areas, the pavement of their private roads, as well as their streetlights. There are 18 homes in The Cottages and 52 in The Villas.

While we may live in one of the three communities comprising The Reserve at Battle Creek, we're all neighbors and are fortunate to be part of this beautiful and friendly Broken Arrow community.

MASTER ASSOCIATION BOARD MEETINGS

Each year at our annual HOA Homeowners Meeting, the residents elect members of our community to serve on the HOA Master Board. The two gated communities also elect board members annually at separate meetings. All meetings of the Master Association Board of Directors are open to all record homeowners in The Reserve at Battle Creek. The Board meetings are generally held on the 3rd Wednesday of each month at Battle Creek Clubhouse Grill (unless otherwise announced). If you would like to address a

specific topic with the Board, please notify a board member so that you can be added to the agenda for that meeting.

The next Board meeting is scheduled for Wednesday, May 28th at 6:00 p.m.

A MESSAGE FROM THE MASTER ASSOCIATION PRESIDENT

It is a pleasure to serve as your board President; however it takes all board members to serve our homeowners. Self-Management is new to our community and has allowed us the financial ability to make improvements this year. We are working on several landscaping projects and will continue work on others as needed. We now have representation from all three of our communities with the addition of Lisa Neal to our Board. Their input and commitment to the Board assures the Master and the Gated neighborhoods are all represented. If you have any questions or concerns please contact any board member by phone or email at Requests@rabcbaok.com. Welcome to all of our new homeowners; please don't hesitate to reach out if we can be of any help in answering questions you might have.

Respectfully, Karen Lowen, Master HOA President

FINANCIAL REPORT FROM MASTER ASSOCIATION TREASURER

We are pleased to report that the Master HOA has continued making great strides in reducing our costs since last August's Homeowners meeting. Our 2024 calendar year budget vs actual expenses finished the year \$2,505 under budget. 2024 saw a considerable increase to our interest income due to moving bank accounts which resulted in higher taxes owed in 2025. Our 2025 budgeted annual expenses are approximately \$45,615, with our dues collections of \$300 per home (\$49,200 annually) we should have a \$3,585 surplus at the end of the year without any other unforeseen expenses. Our various expenses account for these percentages of our budget: Landscaping 72%, Postage Legal Fees & Misc. 12%, Utilities 7%, Insurance 5 %, Fencing Depreciation 4%. As of April 30, 2025 we have \$5,326 in our checking account as well as \$48,223 in our money market account. While the transition to becoming self-managed was a bit bumpy in the beginning I'm pleased to report we only have 2 Homeowners who have not paid their 2024 dues out of 164 homes, one in the Master and one in the Villa's. Should anyone have any questions or concerns about our financial reports on our website please don't hesitate to reach out, I will always be glad to help and provide any backup needed.

Respectfully, Brenda Urner, Master HOA Treasurer

Website: RABCBAOK.com
Email: REQUESTS@RABCBAOK.COM

NEIGHBORHOOD GARAGE SALE



Saturday, May 17th (starting at 8a.m.) is the date for our upcoming Neighborhood Garage Sale

The HOA Board has posted our banners at the north and south

entrances to our neighborhood. They will also post the information on social media. This is a great time to clean out the attic and garage! And if you can break away from your sale, have some fun meeting your neighbors and seeing what treasures they are selling that you just can't live without!



Join the Master Board members and your neighbors for a volunteer workday on **Saturday, June 7th**. A couple hours of your help can help

keep costs down and the appearance of our community property looking its best possible! Meet by the L-shaped pond south of The Villas at 9:00am. Please bring your rakes, garbage bags, wagons, and weed whackers. Besides cleaning up any trash or green waste around the common areas, we'll concentrate on trimming up low hanging trees, especially over sidewalks. You'll probably want to wear gloves!

AUGUST ANNUAL MEETING

The annual meeting of our Homeowners Association is TENTATIVELY scheduled this year for August 12th at 7:00 p.m. at the Battle Creek Golf Course Clubhouse.

Come meet your neighbors, learn about what our HOA does for residents, find out how you can get involved, and be a part of the decision making for your neighborhood. The Board would appreciate your feedback to possible changes needed to our Covenants at this years' meeting.

Neighborhood Safety

To lessen the chance of theft and break-ins in our neighborhood, please be diligent about locking your cars and homes. Whenever possible park in your garage, leave outside lights on at night, install dead-bolted shatter-proof storm doors and install security cameras. Notify police immediately if you are a victim of a break-in or if you notice any suspicious activity.

The BA non-emergency police number is **918-259-8400**.

PROJECTS COMPLETED BY THE MASTER BOARD

These are some of the projects the Master Board has been working on to keep our community in tip top shape.

- Negotiated new contract with new Landscaping Company. Our grounds already look better than they have in a while.
- Reduced printing and mailing costs by hand delivering communications such as this newsletter or email of other issues.
- Repaired and maintained pond fountains and trying to keep up with algae control
- Organizing volunteer workdays to reduce costs for general property upkeep.
- Major clean-up of L-Shaped pond overgrowth & wild trees after years of growth in swampy area
- Repaired wood fencing along 51st & Elm streets
- Fall planting of tulips and daffodils instead of pansies in hopes of them coming back each year and not being liked by rabbits to eat.
- Improving of our 51st Street entrance with new trees and boulders (work still in progress)
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