



THE RESERVE NEWSLETTER

THE RESERVE AT BATTLE CREEK, MASTER HOMEOWNERS ASSOCIATION
OCTOBER 2024

MASTER ASSOCIATION BOARD MEMBERS

Please see the Reserve's website for full contact info.

- **David Oldham**, President 918-495-5713
- **Karen Lowen-Ames**, Vice President 918-361-8134
- **Brenda Urner**, Treasurer 918-260-3338
- **Mike Love**, Director at Large 918-639-7312
- **Larry Mudd**, Director at Large 918-625-6521
- **Jason Evans**, Director at Large 918-859-6566
- **Elisa 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!**

NEIGHBORHOOD CLEANUP AND WORKDAY

SATURDAY OCTOBER 5th at 10 a.m. by the L-shaped pond.

Get ready for The Reserve at Battle Creek fall clean up day. Everyone is invited to participate. Bring the whole family.

This continues years of successful volunteer clean-up days twice each year in the fall and spring. Many neighbors have gathered to aid in the beautification of our shared property.

We thank in advance all who will come out for your assistance and kindness to your neighbors. We all benefit from the work of the volunteers. The projects done over the past couple of years have left noticeable improvements and saved thousands of dollars.

Bring trash bags, rakes, and tree limb cutting tools.

We look forward to seeing you Saturday morning, October 5th at 10:00 a.m.

Stay tuned for information regarding a workday later in the year to decorate the neighborhood for the holidays.

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.

NEW WEBSITE AND FACEBOOK PAGE

Website: <https://rabcbbook.com/>

Email: requests@rabcbbook.com

Facebook: [Reserve at Battle Creek HOA](#)

These are the official online and social media links for the Master Association of The Reserve at Battle Creek. Please follow the Facebook page and visit the website to find meeting minutes, financials, and contact information.

MASTER ASSOCIATION BOARD MEETINGS

Our annual HOA Homeowners Meeting was held on Tuesday, August 13. There were 67 households represented with 42 attending in person and 25 represented by proxies.

Residents elected two new members of our community to serve on the HOA Master Board, Jason Evans and E'Lisa Campbell, and re-elected David Oldham for his second term on the Board.

Now that the Board is self-managing the HOA, they are meeting monthly to conduct business. All homeowners are welcome to attend the meetings which are held at the Battle Creek Golf Course Grill generally on the 2nd Wednesday of each month. Keep an eye on the new Website and HOA Facebook page for updates and details.

The Board wants to hear from you and encourages you to get involved with projects around the neighborhood.

A MESSAGE FROM THE MASTER ASSOCIATION PRESIDENT

Friends,

While it is my pleasure to serve you as President of our Master HOA this year, our full board is dedicated to serving you, our members. Your comments at our Homeowners meeting in August have been heard. We are already working to encourage and foster a friendlier, nicer atmosphere in the neighborhood. In addition, this board is especially dedicated to being fiscally responsible, while moving ahead with a number of projects.

Appreciation to last year's board is in order for making so many difficult decisions and doing the work necessary to begin self-management of our community. This work and the savings already realized allows us to hit the ground running. We are poised to take on issues which have been

left unattended for years. Some repairs have already been made, and other projects are in the works.

We also will be working out any kinks in our new systems. We also hope to work cooperatively with our two sub-HOAs. Your patience with us as we improve is greatly appreciated.

One thing we request of each household is to fill out our Contact Questionnaire. We were given an incomplete list and must update it. Your help is greatly appreciated. Our contact information is on our website. If you have any HOA questions or needs, don't hesitate to reach out.

Yours in service,
David Oldham

LET'S STAY CONNECTED

There are several ways to stay connected with your neighbors and HOA. Check out these options.

- **Resident Contact Sheet** – The Master HOA Board is updating the contact information for residents in our neighborhood. If you haven't yet submitted your preferred contact information to the Board, please complete the Resident Contact Form on our website. This information will be kept confidential and used only for contacting you with official HOA business, such as newsletters and dues statements.
- **Broken Arrow Action Center App** – Report issues, concerns, or other BA news the City needs to know about using this free app available for both iPhones and Android devices.
- **BA Buzz on Facebook** – this page is hosted by our Mayor, who is also our BA Ward 1 City Councilor, Debra Wimpee. Check it out for all the latest things happening here in Broken Arrow.
- For more info about what's happening in BA, visit the website <http://www.visitbrokenarrowok.com/> for updates on upcoming and on-going activities in Broken Arrow. ***Let's get out and support our local community!***

FINANCIAL REPORT FROM MASTER ASSOCIATION TREASURER

Thanks to the leadership of Stacy Brown and the diligence of the Master Association Board, annual dues were reduced this year from \$315 to \$300 per household. Based on projected expenditures for August through December of this year, a budget surplus of approximately \$15,000 should be achieved by end of year. This surplus has been achieved by self-managing the HOA and releasing vendors such as PMI, pond maintenance, and tree maintenance companies.

Homeowners also now have the option to pay their dues by credit card on the new Master HOA Website. Please note that paying by credit card will incur a 3% fee which the homeowner will be required to pay.

- **Budget for 2025**

The budget for the Master HOA is now on a Calendar year accounting which complies with the Master HOA By-Laws.

For the 2025 calendar year budget, the income from \$300 per household is \$49,200 with projected expenditures of \$36,309 leaving a surplus of \$12,891 for savings toward future projects.

- **Account Balances as of August 13**

Arvest Checking Account balance is \$3,763.95.

Arvest Money Market balance is \$27,791.37.

HOMES RECENTLY SOLD

Board member, E'Lisa Campbell, did a search of homes currently listed in our immediate area (South of 51st between Aspen and Elm). According to her sources, the experts say interest rates will go down 3 more times before year end and housing prices are not going to drop anytime soon. If you're in the market to buy, the best time to buy was yesterday. Average price in our area is currently \$146 per square foot.

Active Listings in our Area

1313 W Dover St – 2,194 sq. ft., \$315,000
3108 N Ironwood Ave – 2,463 sq. ft., \$355,000
1608 W Lincoln Pl – 2,930 sq. ft., \$360,000
3315 N Gum Ave – 2,544 sq. ft., \$379,000
2928 N Fern Ct – 2,644 sq. ft., \$419,000
2823 N Ironwood Ct – 2,752 sq. ft., \$429,900
1204 W Fargo Ln – 2,738 sq. ft., \$450,000
3012 N Oak Ave – 3,578 sq. ft., \$489,900
3401 N Narcissus Ave – 3,544 sq. ft., \$490,000

PARKING COURTESY

The beautiful autumn weather we are having has encouraged many residents to get out for a stroll through the neighborhood. As a courtesy to one another, and in compliance with the City parking regulations, please do not leave vehicles parked across the sidewalk. Let's work together to make our sidewalks safe and convenient for everyone to enjoy.

TRASH CANS

- Per our neighborhood covenants, trash and recycle carts are to be kept either behind the fence or in the garage.
- If you have mobility issues, the City of Broken Arrow offers special trash pickup services. You may contact the City of Broken Arrow Waste Management department at 918-259-6570 to make a request.