

the *Presley Press*

Connecting Presley Heights residents | June 2023

Neighborhood News

Welcome to Summer in Oklahoma! We've got the sunshine, the humidity, and loads of fun things to do around town. This time of year also brings children and activities outdoors into the neighborhood. We have a playground and a pond for resident fishing, so please keep an eye out for your "little neighbors" as you're out and about.

There have been several complaints of vehicles speeding along S College, the main thoroughfare of Presley Heights. We want to believe that these are not residents, so ***please*** be courteous and keep your speed down. Your HOA Board is looking at some options to implement which will assist in slowing the speeding traffic. More to come.

We're consistently hearing how much people appreciate our neighborhood. The fact of the matter, though, is that it's the PEOPLE that make up the neighborhood. Thanks for helping establish this reputation of being a group of neighbors that care about one another, look out for one another, and are consistently courteous to one another.

We've updated our [Neighborhood Directory Master List](#), please use this to contact your neighbors with safety concerns, helpful reminders, and to invite them over for coffee! **Let's put the "neighbor" back in "neighborhood."** You may also find the [Neighborhood Lot Map](#) helpful as it shows a map of Presley Heights with the names of the residents/owners of each address.

Independence Day Fireworks



The Fourth of July is just around the corner and residents must be aware of the city rules and regulations related to discharging fireworks at your residence. This is a city regulation enforced by the Bixby Police and Fire Departments. Any violations or safety emergencies may be reported to the appropriate authorities. This is not an activity endorsed or regulated by the Presley Heights HOA.

Homeowners who desire to discharge fireworks must have a permit to do so, they may only discharge them on days listed on the permit, and only between the hours of 3pm-11pm. Permits cost \$20.00, and are available at City Hall and many fireworks retailers.

BE AWARE of potential fines:

\$350 - Discharging fireworks without a permit.

\$700 - Discharging fireworks between 11pm and 7am.

\$350 - Failure to remove debris caused by discharging fireworks.

City of Bixby Fireworks Info: <https://www.bixbyok.gov/474/Residential-Fireworks-Info>

Please be respectful of your neighbors and neighborhood.

Neighborhood BBQ



You're Invited to the:

Presley Heights Neighborhood BBQ

Saturday, July 22, 2023 - 6pm

Your HOA will be providing:

Smoked BBQ Brisket

Pulled Pork

Smoked Sausage

Grilled Hot Dogs

Soft Drinks & Water

Bring a side dish or dessert to share along with chairs for you and your family.

Presley Heights residents only.

Located in the first cul-de-sac, 141st Ct S.

Please park ALL vehicles on S College to keep the cul-de-sac open for chairs, tables, and kids having fun.

Upcoming Community Vote



In light of the speeding concerns in the neighborhood, the HOA Board of Directors is recommending the installation of speed bumps along S College Ave. The Board has researched several alternatives and believes that this is the most likely to be effective at slowing traffic through our neighborhood. There are four steps in the process: (1) Simple majority passage by a vote of the HOA, (2) Project plan submission to the City of Bixby, (3) Submission of plan and request to Bixby City Council, and (4) Implementation of project (speed bumps). The plan is to seek approval for four (4) speed bumps, but they will be installed progressively, over time, and we will evaluate the effectiveness as each is installed. Rather than call a special meeting of the HOA for this one vote, we will be conducting an electronic vote. If we do not receive a sufficient number of responses, we will contact residents personally to complete the vote.

YOU WILL RECEIVE AN EMAIL DURING THE FIRST WEEK OF JULY ASKING FOR YOUR VOTE.

Please be sure to take a moment to read the email, and reply with your vote. **Only one vote per residence.** If you receive two emails at your residence, please only use one for your vote.

HOA Covenants & Conditions

Most of us aren't big fans of rules and regulations. We understand that, and want to oversee the community in a fair and equitable manner. Our desire is to enhance property values and make Presley Heights a neighborhood for individuals desiring a place to call "home." As a result, there is a document, the "[Deed of Dedication and Restrictive Covenants](#)," that specifies what is, or is not, acceptable within the neighborhood. Please know that these have been well-considered, researched, and established as the standard for Presley Heights. We agreed to abide by these when we purchased our homes.

thank you!

We want to extend a **BIG THANK YOU** to the many residents who have made an extra effort to keep their trash cans out of sight on non-trash days. This is aesthetically preferable in the community and is also required by the community covenants: "*Trash containers shall be stored out of view from abutting streets except during periods of collection.*" Section III.T If you've not been able to hide your trash cans as yet, you may want to (1) build a trash can "screen," (2) bag your trash, tie it securely, and keep it in your garage, a process which MANY utilize with great results, or (3) put your cans back behind your existing fence.

Please keep your trash cans out of sight on non-trash-pickup days.

Homeowner Tips – Power Outages and Your Garage Door

After the recent power outage, many residents realized the inconvenience (and challenge) of opening their garage door without electric power. Here is a basic "how-to" guide to help you with this process.



To Manually Open Your Garage Door (no electric power)

- **Locate the emergency release cord:** Locate the emergency release cord, which has a red handle and hangs from the center rail of the garage door track. This red cord attaches to the trolley, which connects the arm of your garage door to this center track. **Only use the emergency release handle when the garage door is closed.**
- **Pull the cord:** Pull down on the emergency release handle. This cord will disconnect the garage door from the trolley and allow you to move the garage door manually. You'll see the small lever (attached to the cord) pointing down (remember this lever, you'll need to reset it to reset your door).
- **Manually lift the garage door:** Pull straight up from the bottom until the door stops moving, making sure it stays in place before letting go.
- **Don't leave the open door unattended:** When your garage door has disengaged from the automatic opener, there is nothing in place to keep the door from slamming shut. Keep the doorway clear and children a safe distance away. Close the garage door as soon as you can.
- **Use the manual lock/slide:** On the interior side of your garage door, there should be a metal manual lock – similar to a dead bolt for your garage door. When your garage door has disengaged from the automatic opener, the automatic lock on your garage door is inactive. Slide the manual lock into place to keep your home protected during an outage.
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To Reset a Garage Door After a Power Outage

- **Shut the door:** Make sure the garage door is completely shut. There should be no gaps between the door and floor.
- **Reset the lever to engage the door:** Push the small lever at the top of the emergency release cord up. You may have to use a step stool to reach the lever. It should be flush with the trolley, no longer pointing down.
- **Activate the remote door opener:** Press the button and wait for the trolley to run until it stops. If you don't hear a "click," press the button again. Allow the reconnection process to complete. The chain should move the trolley into place and connect it to the release lever above the emergency release handle.
- **Open and close the door:** Once you have the door reconnected, open and close the garage door completely to make sure everything is running smoothly.

Love Your Neighborhood?

There are some beautiful homes that are move-in ready right here in Presley Heights. Choose homes from some of our preferred builders starting at \$486K. Tell your family and friends (that you'd like to have living nearby) about these homes and why you enjoy Presley Heights!

[Presley Heights Homes for Sale](#)

Special offer from a Neighbor Business



Hey Presley Heights! We're neighbors and we have a special offer for you!

We're just around the corner on 141st, just east of Lewis.

All of our farm goodies (eggs, veggies, herbs, plants, kombucha, elderberry, and more) plus 40 other ENTIRELY locally vendors worth of groceries and health goods, can be on your porch each week...OR come shop our farm store in person every Wednesday and Saturday, 9am-Noon.

We also have subscription packs to make life even easier! You don't have to think about ordering...and you get your farm goodies on your porch like clockwork.

Milk, eggs, steaks, cheeses, breads, honey, coffee, canned goods, veggies, herbs, plants, salad kits, kombucha, hummus, elderberry syrup, bone broth, pecans, trail mix, jams, granola, seasonings, healthy snacks and more!

SPECIAL OFFER FOR PRESLEY HEIGHTS RESIDENTS:

Free delivery on \$30 or more! **Use code PRESLEYHEIGHTS** at checkout! Visit us online at robinsonranchveggies.com or stop by in person, Wednesday and Saturday, 9am-Noon.

Presley Heights Online Resources:

Web: www.PresleyHeights.com

Email: info@presleyheights.com

Facebook: [Facebook.com/groups/PresleyHeights](https://www.facebook.com/groups/PresleyHeights)

Presley Heights Homeowner Association

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