

The Estates at Pembroke Park Homeowners' Association, Inc.
10026-A South Mingo, #183, Tulsa, OK 74133
estatesatpembrokepark@gmail.com

June 1, 2025

Dear Homeowner:

This letter serves as your annual notice to remit mandatory dues of **\$160.00** for the period July 1, 2025–June 30, 2026) to The Estates at Pembroke Park Owners' Association, Inc. The deadline for dues is **July 1, 2025**. Dues paid after July 31, 2025 will be subject to a **\$30.00 late fee** for a total of **\$190.00**.

Please note this is a \$25 increase in dues from last year, as well as a \$15 increase in late fees. The HOA board has determined these are financially responsible increases to replenish the coffers and prepare for upcoming expenses, both known and unknown. We have seen a steady and consistent decrease in our bank balance for the past several years and have had large pond repair expenses and legal fees to prepare for the current covenant amendments vote.

Please complete the form below and include it with your payment to ensure proper credit to your account. We use the information you provide to send updates regarding important neighborhood information. **Your information will remain confidential.** Please include your email address(es) so we may communicate with you by email and reduce our postage costs. Also, please add estatesatpembrokepark@gmail.com to your address book so our emails will not go to your spam folder and you can receive our communications.

If you have any questions, please email the HOA board at estatesatpembrokepark@gmail.com.

Sincerely,

The Estates at Pembroke Park Owners' Association, Inc.

How can I pay my annual dues?

- **Venmo** to: @EstatesPembrokePark (it will show Paul Kawaoka, his last 4 digits 7107). Make sure to add your name, address and current email address.
- **Complete this form and include a check.** Mail to 10026-A South Mingo Rd, # 183, Tulsa, OK 74133

Please detach and return with your payment

The Estates at Pembroke Park Owners Association, Inc
10026-A South Mingo Road, # 183
Tulsa, OK 74133

Owner Name(s): _____ **Phone # 1:** _____

Address: _____ **Email #1:** _____

Phone # 2: _____ **Email # 2:** _____

Circle One: This property is rented/leased to another party Yes / No

(Please note that your personal information will remain confidential)