

NEIGHBORHOOD UPDATES

Well, we made **The Big Bang Block Party** memorable AGAIN in 2022! I hope you didn't miss it!

It was **HOT!** Did you hear me? It was **HOT!** But, we had popsicles for everyone, a Jupiter Jump for the kids, the Fire Truck came and sprayed down the bridge and the big and little kids for over 30 minutes, and **Mark Helterbrand** did not disappoint with our fireworks show! We had plenty of room to watch from the bridge – the best vantage point for a view, and according to our calculations, approximately 36 percent of the neighborhood contributed to this event. We came up a little short, so if you didn't contribute and want to help us break even, please send in your contribution when you can. A big thanks to Brad Hayes, Rex Kemp and Rick Page for helping with clean-up on Monday morning. Please see below the list of contributors, so far, to cover the fireworks cost.

Pembroke 4th of July Celebration 2022 Donations		
Name	Amount	
Brandon & Sharus Berryhill	\$	75
Kenneth & Wanda Wolfkill	\$	200
Frank & Stephanie Janowski	\$	75
Roger & Nancy Coulter	\$	100
An & Giao Lai	\$	25
Karen Liddle	\$	50
Anonymous	\$	35
Nahm & Kim Nguyen	\$	30
Donell & Alice Trinh	\$	50
Alan & Candas Jackson	\$	125
Meghan Maxey	\$	100
Stephen & Lea Ann Nolen	\$	100
Rex & Amy Kemp	\$	50
Prince & Mary Ramey	\$	100
John & Shannon Blair	\$	100
Julian & Liz Urrea	\$	100
Nancy Close	\$	50
Jeff & Dorothy Holzman	\$	100
Marla Robinson	\$	100
Valerie Gawthrop	\$	25
Donald & Garyann Tomkalski	\$	25
Ronald & Lynn Robbins	\$	50
Brad Hayes	\$	100
Charles Underwood	\$	100
Howard & Latricia Dixon	\$	50
James & Allyn Bigelow	\$	100
Anonymous	\$	50
Nancy Crandall	\$	25
David & Brenda Sterk	\$	50
James & Patsy Madesn	\$	50
Jeophrey & Jody D'Souza	\$	50
Bob & Susan Hughes	\$	15
William & Kristin Stephens	\$	100
James & Cynthia Peebles	\$	50
Charles & Joan Underwood	\$	100
Holly Phillips	\$	25
Jim Urbon	\$	50
Annell Morrow	\$	50
Kelli Morand	\$	50
Rebecca Coleman	\$	25
Trails Neighbor	\$	100
Total	\$	2,805

IT IS TIME TO PAY YOUR DUES! Dues for fiscal year 2022-2023 are \$135.

At the time this was written, **approximately 77 percent of the residents have paid their dues.** That's the good news. The bad news is, **approximately 23 percent of residents have not paid their dues.** Also, some paid dues at the old rate of \$125. Dues went up to \$135 for fiscal year July 1, 2022-June 30, 2023 due to increases in costs. We will be sending late notices to all short-paid or unpaid households. It is imperative that we enforce dues collection to cover our costs and keep the neighborhood looking great!

Your mortgage company **does not** pay your annual dues. They are due on 7/1 each fiscal year and considered late after 7/15. A \$25 late fee is added if your payment is dated after 7/15. There are fees and repercussions if you fail to pay your dues within a reasonable time.

Dues are used for common area mowing and upkeep (the grass, trees, ponds, and ditches in the neighborhood), for the entrance decoration, electricity, water and maintenance for the pond and entrances, for post office box fees, abstract fees to update ownership records, legal fees, activities and other miscellaneous expenses. The HOA Board members are not paid for their time, and at this time, even pay 100% of their annual dues, regardless of the hours spent volunteering their time.

METHODS OF PAYMENT:

1. **Mail your \$135 dues and \$25 late fee to:** Estates at Pembroke Park Homeowners Association, 10026-A South Mingo Road, #183, Tulsa, OK 74133 – It's never too late!
2. **Venmo your \$135 dues and \$25 late fee to:** @EstatesPembrokePark . Our treasurer's name is on the Venmo App (Paul Kawaoka). Make sure to add your name, address, email and cell#.
3. **Drop dues and late fee check off at 3416 S Tamarack Avenue.** (Home of Amy Kemp). Text 918-520-5376 before you stop by.

TRASH CAN REMINDER

Please remember to place your trash and recycling receptacles inside your garage, behind your fence, or at least on the side of your house out of direct vision from the street. The trash and recycling cans are unsightly from the street.

FRONT ENTRANCES ARE LOOKING GREAT

We would like to again thank **Cindy Wicks**, our neighborhood Master Gardener, for planning, planting and now maintaining our north and south entrances for us! This year our flowers look better than ever.

We are also getting a quote to have a sprinkler head installed at the south entrance to cover the oak tree that is nearest the pond. During the drought, we have had to resort to bringing buckets of water to keep it from dying. Thank you to all who have helped me keep it alive. Thanks also to Shannon

and John Blair for keeping the new pine trees watered also. We are also evaluating lighting at both areas.

THINKING OF GETTING A NEW ROOF OR MAKING PAINT COLOR CHANGES?

Per the filed covenants, shingle colors other than weathered wood are not allowed. Also, if you plan to make paint color changes, or any elevation changes to your home, you must contact the Architectural Design Committee to request approval or you will be in violation of the covenants and subject to fines and other possible actions. This is to protect the integrity of the neighborhood. All you have to do is drive across Broken Arrow to see the neighborhoods not protected by strong HOAs. Also, **window ac units are not allowed** on houses in the neighborhood. The ADC information is found on our neighborhood website.

ANNUAL NEIGHBORHOOD GARAGE SALE

We will be having our annual neighborhood garage sale soon! It typically takes place the third Saturday in September; however, we are checking with Pembroke Park to see if they are having one this fall and would like to join in with them to get more customers. Please keep this in mind if you have some closets to clean out or need to declutter.

DUMPSTER DAY IN THE NEIGHBORHOOD

We are thinking about having a dumpster day in the neighborhood. What this means is we will get a 20-yard dumpster and park it somewhere out of the way and allow residents only to discard their household things that need to be hauled off. The rules are: First come, first served, No liquid paint, oil, hazardous waste, tires, and the dumpster can't be overfilled past the sides. This will be one of those things we may try to do and see if it works out. We will have it here one day only and hopefully, it will only be accessed by our residents in EPP. If we do things by the rules, it could be an annual event.

GET INVOLVED!

We are always looking for new participants for our HOA Board or committees. Other than the Board, we have the Architectural Design Committee (no credentials needed), Capital Improvements Committee (help us plan and implement improvements to the common areas), Activities Committee (currently we have one member – Meghan Maxey) and need several more to plan and implement upcoming new neighborhood activities. Let's make it an even better place for families and volunteer for a few hours each quarter. I feel this is a very easy area to get involved in.

COVENANT CHANGES COMING UP

We have been working on covenant changes for several years, but due to Covid and other time constraints, we haven't gotten them finished. We plan to get these finished up by year end to keep current with trends and keep our neighborhood looking great! We will be posting updates to the website soon.

2022-2023 HOA BOARD MEMBERS

Amy Kemp – President
Julian Urrea – Vice President
Paul Kawaoka – Treasurer
GaryAnn Tomkalski – Secretary
Brad Hayes – Member at Large

If you have any questions, you can send an email to any board member at estatesatpembrookpark@gmail.com. If you are interested in serving on our Board or any committees, our website is located at <https://theestatesatpembrookepark.com>.