
Estates at Pembroke Park Updates

1 message

Pembroke Park <estatesatpembrokepark@gmail.com>
Bcc:

Tue, Aug 22, 2023 at 8:35 PM

Please read the attachments for Neighborhood news and updates!
Thanks and have a great week!

GaryAnn - HOA Secretary

2 attachments

 **Garage Sale Email-2023.pdf**
69K

 **Pine Valley Update 08-22-23.pdf**
24K

ANNUAL EPP NEIGHBORHOOD GARAGE SALE

September 16, 2023 – 8-? Rain or Shine



Hello neighbors! IT'S TIME TO GET READY for the annual Estates at Pembroke Park Neighborhood Garage Sale scheduled for Saturday, September 16, 2023. We are preparing signs to be posted to get traffic in from the main roads, as well as finding online areas we can advertise in.

If you have some special things you plan to sell (collections, baby things, antiques, furniture, tools, etc.), send a list by email to estatesatpembrookepark@gmail.com by Monday, 9/11/23, and we will be making a sheet, along with a neighborhood map that corresponds to the list, to be handed out to cars that come into the neighborhood so they can find you more easily. The official hours will be 8:00 am to 5:00 pm, but you can close down whenever you want to. People will show up early (6 to 6:30 am) so keep your garage doors down if you don't want to be bothered. Get rid of all that stuff you are no longer using! If you have some ideas of where we can advertise (free) to get more traffic, please text me at 918-520-5376, or email at the above email address and let us know.

IF YOU HAVEN'T PAID DUES YET – YOU ARE LATE!

At the time this was written, we have several properties with unpaid 2023 Annual HOA Dues. Don't get behind on your dues as the interest and fees add up and liens will be filed against those who don't pay their dues. Liens must be cleared before a property can be sold or transferred.

2023-2024 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 estatesatpembrookepark@gmail.com. If you are interested in serving on our Board or any committees, our website is located at <https://theestatesatpembrookepark.com>.

NEIGHBORHOOD UPDATES:

Hello Estates at Pembroke Park residents! I hope everyone is staying cool and hydrated. This year's summer heat is not to be taken lightly.

PINE VALLEY DEVELOPMENT

I made a post on our Facebook group about the ongoing issues with construction of the new Pine Valley development. Since some residents aren't on Facebook, I wanted to reach out by email to keep you in the loop. The post consisted of the following:

Due to the persistence of some of our residents, the City of Broken Arrow has contacted the developer about the issues we are going through as a result of the new development construction. We are in the process of setting up a meeting with the developer that we hope will take place sometime next week (Week of 8/28/23). The developer, Rick Dodson, states he wants to be a good neighbor and has referenced our having a very wet summer in his email and states he is more than happy to meet with the board or designated individual to outline the plans and possible solutions. We have asked our pond consultant company to attend the meeting with us so we can all be on the same page regarding solutions for the pond, as it is an expensive fix and we need to make sure we do it correctly. I am certain the City of Broken Arrow should also be concerned as the dirt and runoff is making its way into our underground storm water system.

Based on the things we have heard from our residents, we already plan to discuss:

- ** Erosion and runoff coming onto W Laredo Street
- ** Erosion and runoff coming onto W Laredo Place
- ** Erosion and dirt runoff into the East Pond
- ** Overgrown weeds between east pond grassy area and new development.

If you have some good advice about these issues, have any contacts that can assist us with this meeting, or have another concern not mentioned above, please send your concerns by email to: estatesatpembrookepark@gmail.com

NORTH AND SOUTH ENTRANCES

The summer heat has taken its toll on some of our plants at the entrances, but we are trying to keep things watered and treated as best as we can. Cindy is doing a great job maintaining our beds and we appreciate everything that she does. It isn't easy right now in this season.

Also, you may have noticed that the lights are missing from the South Entrance. That's because THEY WERE STOLEN!! If you have any information regarding who may have stolen the lights, or if you saw anything suspicious, please let us know. In the meantime, we are trying to decide how to move forward. If you have any ideas, we would love to hear it.

LAWNCARE

Look around and you can see how much the residents care about their homes. While this is generally the rule, not everyone feels the same. Please note that at a minimum, you need to keep your lawn mowed weekly, and flower beds should also be maintained adequately, and free of overgrown grass.

ROOFS

Please note that if you choose to replace your roof, the ONLY APPROVED color is weathered wood, and it has to be Heritage II, or equivalent shingles. Anything else MUST be approved by the Architectural Design Committee (ADC).

EXTERIOR PAINT

If you haven't repainted since your home was built, it is likely in need of a good paint job. The covenants require that the paint be maintained on your home. If you plan to re-paint a different color than what is currently on your home, it MUST be approved by the Architectural Design Committee (ADC). Please plan accordingly.