

EPP Neighborhood News & '24-'25 Dues Notice

To undisclosed-recipients;;

Please read the 2 attachments regarding event news and annual dues notice. Thank you for paying your annual dues on time. If you have any questions, please reply to this email.

Thanks and have a wonderful weekend! Stay Cool!
GaryAnn - HOA Secretary

- 2024-2025 Annual Dues Letter (1).pdf (408 KB)
- EPP 4th of July Note - 060124.pdf (508 KB)

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

June 10, 2024

Dear Homeowner:

This letter serves as your annual notice to remit mandatory dues of \$135 for the period July 1, 2024–June 30, 2025) to The Estates at Pembroke Park Owners' Association, Inc. The deadline for dues is **July 1, 2024. Dues paid after July 31, 2024** will be subject to a **\$15.00 late fee**, for a total of **\$150.00**.

If you have recently been assessed a fine for covenant violations or have other fees due (tree removals), please add that amount into your annual dues payment.

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 text or call Amy Kemp, HOA President, at (918) 520-5376, or by email 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 – our treasurer- 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:** _____

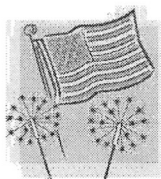
Address: _____ **Email #1:** _____

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)

The Estates At Pembroke Park 4th of July Plan Discussion



This year, we were notified that our neighborhood fireworks expert would not be available for our Annual Big Bang Block Party. While we advertise this as an official Estates at Pembroke Park event, what that means is it is organized and run by The Estates at Pembroke Park HOA Board of Directors. HOA funds are not used for the fireworks, and the fireworks for this event are fully funded using donations (around \$3,500) by residents of the neighborhood and last year, \$500 from Cedar Ridge Church. The only items usually covered by the HOA budget is the Jupiter Jump and the frozen treats. Please note that the \$3,500 we collect only pays for actual fireworks that are purchased at wholesale, and our volunteer fireworks expert does not add a fee for his services to order, store, transport, program and set off the fireworks for our annual event. It is a big ask for anyone, and we have appreciated all of the years he has put in taking care of this for us.

After we were notified that we would not have our normal fireworks expert this year, we discussed our options. The HOA Board discussed hiring another technician, but it was determined that we would most likely not be able to raise enough funds to cover an outside person/company. This was due to the fact that in 2023, only 44 of the 153 households contributed to the event, and in past years, we typically barely get enough donations to pay for the fireworks at wholesale cost. We also have to be careful who we hire due to liability for the HOA. We further discussed having the event without the fireworks, and it was the opinion of the majority of the HOA Board that the event would not be well supported without the fireworks.

While we understand there is much disappointment in this, we hope you understand the reason for our decision.

While we hope we will have our neighborhood expert back next year, we are open to discussion about other options in case that falls through. Please contact us at estatesatpembrokepark@gmail.com if you wish to be involved in future discussions and assist the HOA Board with future 4th of July events.