



THE RESERVE NEWSLETTER

THE RESERVE AT BATTLE CREEK
MASTER HOMEOWNERS ASSOCIATION, INC.
MAY 2016

Current Board Members

- Janet Bassett, President 918-355-1188
- Lori Gracey, Vice President 918-355-9660
- Dorothy DeBorde, Treasurer 918-806-8251
- Donna Metcalf, Landscaping 918-327-4117
- Larry Falgiani, Director at Large 918-695-3308
- Mike Love, Website Coordinator 918-639-7312
- **OPEN**, Secretary
- **OPEN**, Director at Large

The Board encourages homeowners to **volunteer** by serving on the Board or championing a short-term project. In particular, please consider joining us in the role of Secretary or Director at Large. These are terrific ways to serve the community and play a role in keeping The Reserve at Battle Creek a pleasant and welcoming place to live. **We'd love to have you get involved. Please let us hear from you!**

Master Association Board Meetings

All meetings of the Master Association Board of Directors are open to all homeowners in The Reserve, including those living in The Villas and The Cottages. The Board meetings are generally held on the 3rd Thursday of each month. Please advise any board member if you plan to attend a meeting and provide a subject you would like to discuss so it can be added to the agenda. The next Board meeting is scheduled for Thursday, May 19th at 7:00 p.m. We meet at Communication Credit Union on the southwest corner of 71st Street and 145th East Ave.

HOA Management, Inc.

HOA Management continues to serve the Association as our management advisors. They provide such services as attending Board meetings, providing advice, facilitating mailings, collecting dues and generally assisting in the ongoing business of managing our HOA. Their contact information is provided below.

Office: 918-493-1765
Billing: 918-398-1989
Fax: 918-499-1993
PO Box 701565
Tulsa OK 74170-1565
info@hoa-management-inc.com
billing@hoa-management-inc.com

New Street Light at Elm Pl. and Elm Ave.

The Board would like to acknowledge Janet Bassett for her efforts with the City of Broken Arrow and PSO that have resulted in the installation of a new street light at the southern entrance to our neighborhood. This will certainly improve the safety of turning in and out of the neighborhood as the intersection was previously very dark and somewhat difficult to navigate after daylight hours. Well done Janet!

Neighborhood Garage Sale

May 21st is the date for our Neighborhood Garage Sale. The HOA will put up signs the week before at the north and south entrance to the neighborhood. If you're not having a sale, this is a fun time to get out and meet your neighbors while hunting for some bargains.



Financial Report

We are pleased to report that The Reserve is currently within our budget guidelines on expenses. The budget approved at the last annual meeting was \$43,050. For the fiscal year ending August 31, 2015, expenses have totaled \$34,331 which is \$8,718 under budget. This budget surplus has been put to good use in recent months with needed irrigation repairs in the flower beds near 51st Street and the replacement of three trees in reserves G and H. The checking account balance as of March 31, 2016 is \$22,520, and the savings account balance is \$15,627. These figures and additional details are posted monthly on The Reserve's website.

New Trees

Two Chinese Pistache trees will be planted by Ryan Lawn and Trees by the L-shaped pond in Reserve G to replace the trees taken out last year due to tree bores. An Oklahoma Redbud will be planted in Reserve H in the Villas where a bothersome Mulberry was removed.

Enjoy Broken Arrow

Broken Arrow's Central Park on Main St. will be undergoing a beautification project in coming months. In addition to a Commemorative Rose Garden, a new multi-purpose glass wall building will be installed in the park. Upcoming activities at Central Park include:

- Rose District Farmers Market – Saturdays, April – September
- Rooster Days May 12th – 14th: The “Oldest Festival in Oklahoma” is celebrating its 85th year of bringing family fun to Broken Arrow. The festival kicks off at 4:00 p.m. Thursday.
- Tuesdays in the Park – every Tuesday in June, 7:00 p.m. – 9:00 p.m.

Check the website <http://www.visitbrokenarrowok.com/> for updates on other upcoming and on-going activities in Broken Arrow. Let's get out and support our local community.

Neighborhood Clean-Up June 18th

Many hands make light work, as we've often heard said before.

Come join your neighbors to help

keep our neighborhood clean. Residents can meet Board members at 10:00 on Saturday, June 18th at either the entrance to the Cottages or the south entrance to the Villas. Bring your rakes, garbage bags and energy and help us clean up around the reserve areas and ponds.

We will also be installing Storm Drain Markers, provided by the City of Broken Arrow, on the curbs of the wet and dry retention ponds in the neighborhood in an effort to reduce the amount of pollutants going into the storm drains and ponds.

Fencing in Gated Areas

Residents of The Villas and those with property on the West side of The Cottages are responsible for the perimeter fencing adjacent to their property. This includes maintenance, repairs, and replacement as necessary which is specified in the Covenants. Affected homeowners can contact their respective HOA Boards for clarification, if needed.



Rose District Farmers Market

Due to construction of the new water feature near the Rose District Pavilion, the Farmers Market has temporarily relocated this season to the parking lot adjacent to City Hall on the southeast corner of First and Dallas in downtown Broken Arrow. The Market will continue each Saturday from 8:00 a.m. to 12:00 p.m. through September 24. On Saturday, June 11th, Watch local Chef Barry Jarvis, founder of Edible Tulsa Magazine, as he demonstrates cooking local produce.



Keep Your Pets Safe

It's springtime and that of course brings with it the potential stormy weather. If you have pets in your home, we suggest you place a decal similar to this one on your front door to alert emergency responders to the presence of your animals. In the event of weather or other emergency, they will know to look for and rescue your pets.

Homes Recently Sold

Property values are doing well in our neighborhood. Here is a partial list of properties recently sold. (Sources: Zillow.com and Realtor.com)

According to Realtor.com, the Median Listing price for homes in our neighborhood is \$221,900 and the Median Sales price is \$201,500. This average price/sq. ft. is \$96.

- 3100 N Ironwood Ave, Broken Arrow, OK 74012, 3 beds 2 baths 1,980 sq. ft., SOLD 07/21/15 \$190,000
- 810 W Indianapolis Pl, Broken Arrow, OK 74012, 3 beds 2 baths 1,839 sq. ft., SOLD 07/29/15 \$182,000
- 3109 N Ironwood Ave, Broken Arrow, OK 74012, 3 beds 2 baths 2,212 sq. ft., SOLD 08/26/15 \$208,000
- 3310 N Gum Ave, Broken Arrow, OK 74012, 3 beds 2 baths 2,181 sq. ft., SOLD 11/04/15 \$186,000
- 912 W Indianapolis St, Broken Arrow, OK 74012, 3 beds 2 baths 2,678 sq. ft., SOLD 11/24/15 \$250,000
- 909 W Granger St, Broken Arrow, OK 74012, 3 beds 2 baths 2,341 sq. ft., SOLD 12/02/15 \$199,000