



THE RESERVE NEWSLETTER

THE RESERVE AT BATTLE CREEK
MASTER HOMEOWNERS ASSOCIATION, INC.
MAY 2017

Current Board Members

Please see the Reserve's website for contact info.

- **Janet Bassett**, *Villas*, President
- **Larry Falgiani**, *Cottages*, Vice President
- **Dorothy DeBorde**, *Villas*, Treasurer
- **Donna Metcalf**, *Cottages*, Landscaping
- **Lori Gracey**, *Master Assoc.*, Secretary
- **Ty Frederick**, *Master Assoc.*, Director at Large
- **Karlie Pagano**, *Master Assoc.*, Director at Large
- **Mike Love**, *Master Assoc.*, Web Master

The Board encourages homeowners to **volunteer** by serving on the Board or championing a short-term project. 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 enjoy having 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 18th 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

Neighborhood Garage Sale

May 20th (starting at 8:00 a.m.) is the date for our Neighborhood Garage Sale. The HOA will post 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. Unfortunately, we were unable to arrange for a local charity to pick up unsold items after the sale as none provide Saturday pickup services.



Financial Report

We are pleased to report that the Reserve is currently within our budget guidelines on expenses, which are reviewed monthly by the board. The budget approved at the last annual meeting was \$43,050. We ended our fiscal year on August 31, 2016 in the negative due to large water expenses because of leaks in our irrigation system. Those expenses have now been largely recovered and the necessary repairs have been made. Thus, for the tax year ending December 31, 2016, expenses totaled \$35,788.50, putting us in a good place for needed landscaping expenses this year. The checking account balance as of March 31 is \$28,715.39, and the savings account balance is \$17,102.39. These figures and additional details are posted monthly on The Reserve's website.

August Annual Meeting

The annual meeting of our Home Owners Association is scheduled this year for August 22nd at 7:00 p.m. at the Battle Creek Golf Course Clubhouse. Come meet your neighbors, learn about what our HOA does for residents, and register for door prizes!

Did You Know?

- Our HOA is responsible for picking up litter along Elm between 61st Street and 51st Street. Let's all do our part to help this effort.
- Our neighborhood participates in the Neighborhood Watch program. Volunteer to get the neighbors on your block involved.
- Flower beds and landscaping will be updated and replaced this year by the HOA to keep our neighborhood looking beautiful.

Keep Your Pets Safe

If you have pets, we suggest placing a decal similar to this one on your front door to alert emergency responders to the presence of your animals. In the event of a weather or other emergency, they will know to look for and rescue your pets.

And as always, please pick up after your pet and walk them on a leash. Such courtesy and safety measures help make our neighborhood a great place to live.



Enjoy Broken Arrow

Upcoming events in BA include:

- Rose District Farmers Market – Saturdays, April through September, 8:00 a.m. until Noon
- Rooster Days Festival – May 11-14
- Tuesdays in the Park – every Tuesday in June, 7:00 p.m. until 9:00 p.m.
- Taste of Summer – June 10
- Rockets Over Rhema – July 2
- Broken Arrow Wine Walk – December 7
- Buy Broken Arrow – Drawing TBD in December

Also, check out these great Rose District eateries:

- Andolini's Pizza
- Fiesta Mambo
- Franklin's Pork & Barrel
- In the Raw
- Main Street Tavern
- Not Your Grandma's Cupcakes
- Nouveau Chocolates
- Rooftop
- STG Gelateria – *Coming soon!*

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 Safety

There have been several car break-ins in our neighborhood this spring that have occurred at all hours of the day and night. Please be diligent about locking your cars and homes. Whenever possible, park in your garage and close the door. Please notify police immediately if you are a victim of a break-in. Here are some additional safety tips to help keep our neighborhood safe.

- Leave outside lighting on at night

- Install security cameras
- Install dead-bolted shatter-proof storm doors
- Lock all doors, including storm doors
- Do not leave windows open and unattended
- Post a "No Soliciting" sign on your front door
- Know your neighbors and stay in contact
- Notify police of any suspicious activity
- The Broken Arrow non-emergency police number is **918-259-8400**.

Homes Recently Sold

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

According to Realtor.com, the average list price in Tulsa County is \$197,000 with properties spending an average of 63 days on the market.

Recently Sold in The Reserve at Battle Creek

Average sale price per square foot is **\$93**

\$255,000 – 901 W Juneau St, 2,980 sq ft

\$239,000 – 807 W Indianapolis Pl, 2,447 sq ft

\$205,000 – 720 W Juneau St, 1,910 sq ft

\$200,000 – 705 W Indianapolis St, 2,431 sq ft

Current Listings in The Reserve at Battle Creek

Average listing price per square foot is **\$108**

\$229,900 – 3602 N Ironwood Pl, 2,344 sq ft

\$198,500 – 3100 N Ironwood Ave., 1,921 sq ft


\$243,000 – 701 W Granger St, 1,975 sq ft

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.

Let's Stay Connected

There are several ways to stay connected with your neighbors and HOA. Check out these options.

- **www.BattleCreekReserve.com** – HOA Board Meeting Minutes and Financials as well as contact information provided here.
-  **The Reserve at Battle Creek** – Share your neighborhood pictures, post notices about lost and found pets, and share other noteworthy neighborhood news.
- **Broken Arrow Action Center App** – Report issues, concerns, or other BA news the City needs to know about using this free app.