



THE RESERVE NEWSLETTER

THE RESERVE AT BATTLE CREEK MASTER HOMEOWNERS ASSOCIATION, INC.
NOVEMBER 2015

Happy Holidays to All our Neighbors!

Current Board Members

- Janet Bassett, President – 918-355-1188
- Lori Gracey, Vice President – 918-355-9660
- Dorothy DeBorde, Treasurer – 918-806-8251
- Bill Martin, Secretary – 918-855-9485
- Donna Metcalf, Landscaping – 918-327-4117
- Larry Falgiani, Director at Large – 918-695-3308
- Mike Love, Website Coordinator – 918-639-7312

The Board encourages homeowners to **volunteer** to serve with the Board or to champion a short-term project such as block clean-up days, hosting neighborhood socials, or landscaping cul-de-sac or reserve areas (please get approval from the Board before pursuing landscaping projects). Volunteering for even an hour or two to help put up holiday decorations, care for landscaping or distribute a newsletter is a great service to our community. Please contact any of the Board members to volunteer. **We'd love to have you get involved. Please let us hear from you!**

Thank You Bill Martin!

The Board would like to extend our appreciation and a huge **Thank You** to Bill Martin, the current secretary for the Master Board. He is moving out of state to be closer to family. Bill has served on this Board, as well as the Villas Board, since practically the beginning. As our secretary, he is efficient and brings clarity to even the most complicated discussions when he writes up the minutes. Bill's engineering background, as well as his connections in the city of Broken Arrow, has been invaluable to us. Bill has done so many other tasks for our neighborhood that it would take pages to recount them all! We will miss Bill's wit, his tireless efforts to improve our neighborhood, and his wisdom. Thank you so much Bill, and best wishes to you as you begin this new chapter in your life's journey! You will be missed.

Open Position on Master Association Board

As a result of Bill Martin leaving the Board, his position as Secretary for the Master Association is open. As a member of our community, the members of the Board would like to invite you to consider joining us in the role of Secretary. It's a terrific way to serve the community and play a role in keeping The Reserve at Battle Creek a pleasant and welcoming place to live.

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. The next Board meeting is scheduled for January 21st at 7:00 p.m. We meet at Communication Credit Union on the southwest corner of 71st Street and 145th East Ave.

You're always welcome to bring your questions and concerns to the Board. Please let the Board or HOA Management, Inc. know that you plan to attend the meeting so that your issue may be added to the agenda.

Covenants Enforcement Process

The new Covenant Enforcement Process Policy which resulted from the Fourth Amendment to the Bylaws is posted on the website. A multi-step notification process will be used to describe the potential lien to be filed for non-compliance to the Covenants. The lien shall be costly for the homeowner and is meant for the purpose of gaining compliance with the Covenants for the benefit of the entire community.

The Amendment and the Enforcement Process are provided in full on the Association's website: www.BattleCreekReserve.com.

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 \$34,331.20 which is \$8,718.80 under budget. The checking account balance as of August 31, 2015 is \$18,664.32 and the savings account balance is \$14,414.68. These figures and additional details are posted monthly on The Reserve's website. The current surplus will be helpful in off-setting the expense of much needed repairs to the irrigation system throughout the Reserve areas. The estimated cost of these repairs is upwards of \$5,000.

Board Minutes & Financials

Each month after the Board meeting, our Secretary prepares the Minutes of that meeting and sends them to the Board members for edits and approval. Once approved, the Minutes and Financial Reports are posted on the website. Please visit the website to stay up-to-

date on what is happening with our Association and Neighborhood.

The Board is grateful to Mike Love for updating and maintaining the website for the Association.

Website

Please take some time to acquaint yourself with the Association's website: www.BattleCreekReserve.com. The monthly Board Meeting Minutes and Financial reports are posted there for your review.

If there is something you would like to see included on the website or if you would like to post an announcement on the website, please contact one of the Board members to make that arrangement.

Tree Survey

At the Annual Meeting in August, a resident asked if our neighborhood has the required 120 trees in the reserve areas as specified in the Covenants. In response, board members conducted a survey of trees and have the following to report.

- Reserve Owned: 65 Deciduous; 55 Evergreen
- Privately Owned within 20 feet of street: 38 Deciduous; 5 Evergreen
- Trees on Reserve-owned property total 120, and the trees on private property close to a street total 43, for a grand total of 163 trees.
- Trees inside the Villas and Cottages gates on private property were not counted at all.

Trees removed from around the L-shaped pond will be replaced next year. If you would like to sponsor a tree, or request approval for additional trees, please contact a Board member.

Holiday Decorations

Holiday decorations will be going up the weekend of **December 5th** on the Cottages and Villas gates. Many of these will be new as the years have taken a toll on the old ornaments. If you can, [please come join us](#) to light up our neighborhood for the holidays.

Enjoy decorating your homes and remember to remove them within two weeks following the holiday. This includes decorations and lights on both the front and back of your home that are visible from other homeowners' property.

Fencing in Gated Areas

The perimeter fencing in The Cottages and The Villas is the responsibility of the homeowners to maintain, repair and replace, as necessary. This is provided for in the Covenants. Affected homeowners can contact their respective HOA Boards for clarification, if needed.

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

Reminders

Wind Damage to Roofs – The recent fall storms brought some rather severe winds. Please be sure to check your roof for loose or missing shingles or other damage. If you notice damage to a neighbor's home, please let them know. Sometimes missing or damaged shingles are difficult to spot. Also be mindful of damaged or fallen tree branches and dispose of them as necessary. Hopefully the worst of the weather is behind us, but if not, be mindful of these issues should winter storms bring additional high winds or ice.

Leashing Pets & Cleaning Up – Remember that leashing pets is the rule in The Reserve as well as an ordinance in the City of Broken Arrow. When walking your pet, please be a good neighbor and clean up after your pet does its business. Please do not leave your pet's mess on or by the sidewalk, or in a yard other than your own. Additionally, for your pet's safety and the safety of neighbors, do not let your pet run loose.

Change Lightbulbs – Outdoor lighting is a simple way to increase security. Replacing your outdoor lightbulbs and turning them on each evening is an inexpensive and effective way to keep our neighborhood safe and bright at night.

Garbage Containers – Also remember that trash containers and trash bags should be put out no earlier than the evening before the scheduled garbage pick-up. Please put garbage containers out of view from the street within 12 hours after they are emptied.

Lawns & Landscaping – Although mowing season is basically behind us for this year, please remember to be a good neighbor during these winter months by keeping up with leaves and removal of any branches that may fall due to wind or storms. And when spring arrives once again, please remember that lawns and landscaping need to be maintained on a regular basis, generally every week to two weeks. Thank you for helping to maintain our neighborhood as a beautiful and inviting place to live.