

Southern Plaza Homeowners Association

News for Southern Plaza Homeowners

2nd Quarter, 2006

<http://www.neighborhoodlink.com/tulsa/spha/>

Board Report

By David Brock, President

Our homeowners association has had a busy spring with several activities and projects. Most notable was our neighborhood picnic in April. Over 70 neighbors attended to enjoy good food, friends and to meet leaders in our community. Representatives from our local fire and police departments were on hand as were Councilman John Eagleton and Anna America from the Mayor's office. The guests listened to concerns from homeowners and provided entertainment for the kids (even some of the adults enjoyed the fire truck). Special thanks to all who helped and to Carol Gerrard for leading this event.

A neighborhood-wide garage sale was held in late May. There were over 20 individual garage sales in the Southern Plaza neighborhood. Though the weather was hot, the streets were filled with potential buyers for most of the day. Special thanks to all who participated and to Chris LaPorte for leading this project.

Earlier this Spring, the SPHA offered a subsidy program for homeowners to complete projects that improved curbside appeal of their properties. Nine homeowners took advantage of the program and most will receive \$200 once their projects are completed. We were hoping for more participation, but we are pleased that we were able to help improve properties in our neighborhood. The Board will consider similar programs in the future.

Also the Board is refocusing our attention on Vision 2025 funds to improve the entrance on S. 76th East Ave. and 51st Street. We have developed a new concept that will rebuild the existing block wall into an appealing entry along 51st. Concept photos can be found on our web site. The Concept Screening application has been submitted to the City for review and has been accepted. Phase 2 applications are due in September.

Neighborhood activities are slowing down in the summer. During this time, the Board will still be meeting to discuss neighborhood crime prevention. We made this the main focus of our June meeting and have outlined our activities in this newsletter. We need your participation. The Board cannot succeed alone on this important issue.

The Board continues to consider other issues including neighborhood greenbelt and 51st Street lawn and property maintenance, tree watering, and member involvement. We would like to hear your concerns and opinions on these and other matters.

Your Board of Directors meets monthly to discuss such issues as identified above, to develop new ideas and solutions to identified issues, and to plan activities that will help bond and strengthen our neighborhood. Board meetings are held on the third Wednesday of each month and are open to homeowners. Visit our website www.neighborhoodlink.com/tulsa/spha/ or contact a Board member for meeting times and locations. Please let us know if you plan to attend.

How to Protect Your Family, Home and Property From the Increasing Crime in Tulsa

By Steve Gerrard

The fact that crime is increasing in Tulsa is probably no surprise to you. It has been well documented on local newscasts and in the newspaper. What you may not know is that Southern Plaza is not exempt. We too have experienced our share of crime. These have varied from home break-ins, to stolen property, vandalism and even public drunkenness.

It is also important to know that we do not have to be a victim of crime nor do we have to sit back and say, "There's nothing we can do about it". Why? Because studies have shown that there is something we can do and even some "crime-ridden neighborhoods" throughout the country have turned things around.

What we, as homeowners can do? Again, studies show that the most effective means of preventing neighborhood crime is getting to know your neighbors and watching out for each other. But, that's not all you can do. Following is a strategy identified by your Board of Directors during the June Board meeting:

Get to Know and Watch Out For Your Neighbors

- We have divided the neighborhood into 17 blocks. Our Safety Committee will solicit a Block Captain for each of these blocks.
- Each Block Captain will organize a meeting with the neighbors in his/her block. At this meeting, you will have the opportunity to meet neighbors that you may not know and to:
 - Exchange names, and telephone numbers (home, cell and/or work).
 - Our concept is called "the 4 house rule"; i.e. keep an eye on the four houses that surround yours and report any suspicious activity. By using this approach, you will have several people who can help you protect your home.
- Get to know your neighbors and become familiar with their routines. (i.e. become partners in watching the activities on your block)

- Most importantly, be alert and be suspicious.
 - Report any unusual or suspicious behavior to the police.
 - Try to get descriptions of the person(s) and the license tags of any vehicles involved.
- Keep a trusted neighbor informed if your house will be unoccupied for an extended period and for how long.
 - Provide a way of contacting you if an emergency should arise.
- Look after your neighbors' house when they are away, and ask them to look after yours.
 - This includes collecting mail, newspapers and other deliveries (e.g. UPS), which would indicate at a glance that no one is home.

Protect Your Property

- Keep doors and windows locked (this includes home, vehicles, sheds).
- Use a bar to secure sliding patio doors.
- Keep garage doors closed (don't let them see what is in there!).
- Keep vehicles in the garage; several vehicles in the neighborhood have been broken into.
- Maintain adequate lighting around your house at night (porch and yard lamps, lights on motion detectors, landscape lighting). The Board is sponsoring a subsidy program to fix broken yard and porch lights. (See article below)
- Keep shrubbery trimmed so it does not block the view of your home's doors and windows.
- Record the serial number of electronic items or tools that could be targets of burglars.
- Install a security alarm system. Your Board has obtained quotes from two security alarm firms that are offering a special offer to Southern Plaza homeowners. (See article below)
- When away from home, make it look like you are at home:
 - Put inside lights and radios on timers (or have neighbors turn lights on)
 - Have mail, newspapers and deliveries (e.g. UPS, FedEx) gathered or cancel all deliveries while you are gone for extended periods of time.
 - Do not let your yard get out of hand; have someone maintain it while you are away

Above all, be alert and be concerned. It's the most effective way to reduce or prevent crime.

What is your Board doing? Your Board of Directors has recognized that crime in the neighborhood has become an issue. We have been in communication with the Tulsa Police Department, the Mayor's office and our district Councilman. We are using the concept that "the squeaky wheel gets oiled".

Also, as our President said in his letter accompanying this newsletter, we are taking several additional steps to help prevent neighborhood crime.

- We are supporting our Safety Committee and their Alert Neighbor efforts. These include:
 - Identifying Block Captains and starting the four-house watch program
 - Looking into the feasibility of security patrols (either citizen or local firms)
- We are collecting crime statistics to determine if any trends exist; e.g. time of day, day of the week, location, or type of crime. From this information, we may be able to target certain areas during the time that these crimes have been occurring.
 - A form has been included at the end of this newsletter. If your home, property or family has been a victim of crime, please provide us some information (even if you already reported it to the police). The more information we have, the more likely we can identify trends the criminals are using.
- We are identifying ways to improve lighting in the neighborhood. This includes:
 - Determining how to add and maintain additional street lights
 - Offering a subsidy to homeowners to repair broken yard and porch lights (See below)
- We are soliciting special rates for neighbors to purchase alarm systems. (See below)
- We will continue to identify ways to prevent crime and to preserve a high quality of life for Southern Plaza residents.

Help us help you! Get / stay involved, follow our crime prevention tips and watch out for your neighbors. Let's become a stronger neighborhood!

Board Offers Subsidy to Improve Neighborhood Lighting

By Steve Gerrard

Burglars and other criminals are not as likely to commit a crime if they can be easily seen; therefore, there is a clear advantage for those homeowners whose properties are well lit. None of us want to be a victim of crime nor do we like to hear about neighbors who have been victimized.

We have noticed several yard lights in the neighborhood that no longer work. Therefore, the Southern Plaza Board of Directors has approved a budget of \$1,000 to help homeowners repair these yard lights and porch lights that have fallen into disrepair over the years.

We will subsidize 50% of the repair costs up to a maximum of \$50 per household for approved repairs. Monies can only be allocated for repairing non-working lights (and not for improving its appearance). A form for applying for this subsidy has been provided with the letter you received from the Association President.

Special Offer for Southern Plaza Homeowners to Install a Home Alarm System

By Steve Gerrard

We have obtained a special offer from two alarm companies for Southern Plaza Homeowners. These are:

- Guardian Security has offered 2 months free, no up-front costs with approved credit and a free smoke detector if ordered in June. Basic installation is \$26.99 / month with a 36 month contract.
- TnT offered a \$50 discount and a \$25.00 rebate. Homeowner buys system and pays a \$15.99 / month monitoring fee.

We, as the Board of Directors, cannot endorse any company; however, we do encourage you to consider these special offers.

Guardian Security

Basic installation:

- No installation fee for basic installation
- \$26.99 per month / first two months free (or \$19.99 per month to reactivate a previously installed system)
- 36-month contract required (with approved credit)
- Meets requirements for discount on home insurance (with most insurance companies)

Basic installation includes:

- 3 door contacts
- 1 key pad
- 1 motion detector
- 1 control panel with back-up battery
- 1 indoor siren
- 1 yard sign

- Window stickers
- 3 year maintenance (includes no additional costs to customer for service calls)
- 1 smoke detector (month of June special)

Additional costs (if requested by customer):

- \$32.00 each extra door contact
- \$99.00 wireless receiver (if cannot access door from the attic)
- \$125 additional smoke detector
- \$56.00 window break sensor
- \$200.00 phone tamper Plus \$12.00 / month (sounds siren if someone cuts the phone line)

Sales contact: Guardian Security

- David Miller
Ph: 378-9912

TnT Security Services

Basic installation:

- \$249 (includes \$50 discount)
- \$15.99 per month (\$4.00 / month additional for maintenance service requested; see below)
- 1 – 5 year contract (customer decides)
- Meets requirements for discount on home insurance (with most insurance companies)

Basic installation includes:

- 3 door contacts
- 1 key pad
- 1 motion detector
- 1 control panel with back-up battery
- 1 indoor siren
- 1 yard sign
- Window stickers
- 1 phone tamper (alerts Guardian Security if someone cuts the phone line)

Additional costs (if requested by customer):

- \$4.00 per month for maintenance contract (with no additional costs to customer for service calls)
- \$50.00 each extra door contact; \$99.00 wireless receiver (if cannot access door from the attic)
- \$85.00 additional smoke detector (hard wired); \$145.00 additional smoke detector (wireless)
- \$60.00 window break sensor (hard wired); \$130.00 window break sensor (wireless)

Sales contact: TnT Security Services

- Tory Tipp
Ph: 313-4074

Have You Been a Victim of Crime?

By Steve Gerrard

Have you been a victim of neighborhood crime? Your Homeowners Association Board of Directors is attempting to assemble statistics of crime in our neighborhood as a way to identify trends and, therefore, identify a strategy to prevent future crimes.

If your family, home or other neighborhood property has been subjected to crime, please provide the information requested in the form that follows and place it in the SPHA basket on the porch of 5206 S 76th E Ave or give it to any of your Board members.

Please provide, to the best of your recollection, the following information for any crime or suspicious behavior that has occurred in the past year. If you had the unfortunate experience of more than one incident, make a copy of the form or simply provide the information on an additional piece of paper.

Name:	_____
Address:	_____
What crime or suspicious activity was committed?	_____ _____
Where did this crime / suspicious activity occur?	_____
To the best of your recollection, when did this occur?	
Date (if known or day of week):	_____
Approximate time of day:	_____
If you were able to get any description of the people involved or any vehicle involved, please describe below:	
Sex:	_____
Race:	_____
Height:	_____
Weight:	_____
Hair (color / length):	_____
Facial hair:	_____
Distinguishing features:	_____
Vehicle description:	_____
Tag number:	_____
Any additional information that may be helpful?	_____ _____

Give to any Board member or place in the SPHA basket on the porch of 5206 S 76th E Ave

Plan to Attend Neighbor Fest on July 25th

By Steve Gerrard

You are invited to take part in the City of Tulsa's *Neighbor Fest*. Mayor Taylor and our City Councilor, John Eagleton are hosting the event on July 25th from 6:00 – 8:00 pm at Minshall Park (7407 S Kingston).

Ice cream, drinks and entertainment for the kids (crafts, inflatables, etc.) will be provided. Take a picnic and enjoy the fun, while at the same time, you can get to know city officials who may be able to help us with our neighborhood issues.

Your 2006 Board of Directors

President:	David Brock; Ph: 621-1423 dbrock@webcoindustries.com
Vice President:	Chris LaPorte; Ph: 663-7920 chrisl@smctulsa.com
Treasurer:	Roger Holder; Ph 270-4147 HoldeRo@tulsaschools.org
Secretary:	Steve Gerrard; Ph: 628-1918 Gerrard.BICinc@cox.net
Projects Director:	Carol Gerrard; Ph: 628-1918 gerrard1@cox.net
Revenue Contracts:	Tim Pedersen; Ph: 627-0132 tim.pedersen@AA.com
Grounds:	Scott Collins; Ph: 665-7125 Scott.Collins@magellanlp.com

Your Committee Chairs

Entrance Signs	SPHA Association Board
Newsletter	Steve Gerrard; Ph: 628-1918 Gerrard.BICinc@cox.net
Partners in Education	Vacant
Safety	Monica DiSanto; Ph: 627-8921 sweetchicago@hotmail.com
Streets / Sidewalks / Lighting	Bob Milam; Ph: 622-2342 milam95@cox.net
Trees / Beautification	Chris LaPorte; Ph: 663-7920 chrisl@smctulsa.com
Volunteer Coordinator	Michelle Mann; Ph: 627-5691 mmannclann@aol.com
Website	David Brock; Ph: 621-1423 dbrock@webcoindustries.com
Welcome	Gayla Johnson; Ph: 384-0016 gaylajohnson@hotmail.com
Zoning / Nuisance / Code issues	Contact any Board member