



Longview Lake Estates

September/October 2007



Monthly Newsletter of Longview Lake Association, Inc.

P.O. Box 690114 Tulsa, OK 74169-0114 Office: 918-622-6421

www.neighborhoodlink.com/tulsa/longviewlake

From the Board...



At the September meeting, we were fortunate to have as a guest speaker Mr. John Fitzpatrick from the Citizen's Police Academy.

Mr. Fitzpatrick spoke on several topics, which included restarting our Neighborhood Watch programs and also how to improve the security of your home and your neighborhood (see pages 5 and 6 for a copy of a security checklist you can use).

In order for us to restart the Neighborhood Watch programs, we will need approximately 20 "Block Captains" - these are homeowners who will help with keeping track of who lives in the neighborhood, reporting suspicious activity to the police, etc.

If you are interested in starting a Neighborhood Watch for your block, please attend the next LLA meeting (October 8, 2007).

Annual Meeting Notice

PLEASE READ!

The annual meeting of the Longview Lake Association Homeowner's Board will be held Thursday, November 8, 2007 at 6:30 p.m. at the West Pool office (location subject to change).

This meeting will be a very important meeting because, among other topics, we will be deciding what will be done about our neighborhood pools.

During the past several months, your board has received many comments—both positive and negative—about the pool situation. We want to do what you, the homeowner, wants...but we need to hear from you, and, more importantly, have your vote recorded at the annual meeting. Remember, the homeowners that attend the meeting will be the only homeowners that decide what to do about the pools! If you don't vote—your voice will not be heard—**WE MUST HAVE A QUORUM!**

Why are the pools so important to us?

- Many of you purchased homes in our neighborhood because one of the selling points was the availability of nearby, well-run, safe, and low-cost swimming facilities.
- Swimming is one of the best forms of exercise, and can be enjoyed by everyone, from the very youngest to the young of heart (if not of body).

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The Longview Lake Association, Inc. is composed of all homeowners in the Longview Lake Estates. The Association is governed by a Board of Directors which are elected at large by all members on the second Thursday of November each year. The Covenants, Bylaws, Articles of Incorporation, Minutes of all meetings and Financial Statements are available to all members upon request. All Board meetings are open to members of the Association.

<p>2007 LLA Executive Board Officers</p> <p><u>President</u> Steve Deason 632-0907</p> <p><u>Vice-President</u> Elaine Vinson 664-9825 maryevinson@aol.com</p> <p><u>Secretary</u> Vandra Porter ipraisehim@sbcglobal.net</p>	<p><u>Treasurer</u> Mickie Brooks 663-8319 mbrooks16@cox.net</p> <p>Committee Chairs</p> <p><u>Activities</u> Steve Deason 632-0907</p> <p><u>Newcomers</u> Jennifer Smith 855-1668 JenSmith@tulsarealtors.com</p>	<p><u>Maintenance</u></p> <p><u>All but Mowing</u> Robbie Thames 663-6666</p> <p><u>Mowing</u> Steve Deason 632-0907</p> <p><u>Pools</u> Theresa Hansen 622-2013 tah64pah@sbcglobal.net</p>	<p><u>Restrictions/Security</u> LLA Office 622-6421 lla@longviewlakehoa.com</p> <p><u>Bylaws/Telephone</u> Elaine Vinson 664-9825 maryevinson@aol.com</p> <p><u>Newsletter/Webmaster</u> Walter Moss crop 664-2192 walter_lla@wmoss crop.com</p>
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LONGVIEW LAKES NEIGHBORHOOD SERVICE DIRECTORY

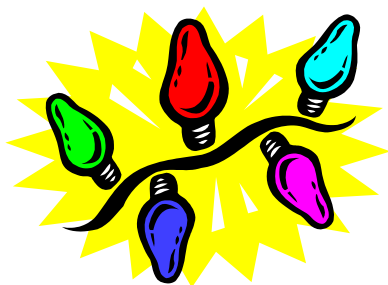
<p><u>Air Conditioning Service</u> Geraldo Pena 951-1263</p> <p><u>Avon</u> Amanda Moody 810-0121</p> <p><u>Baby Sitting</u> Jacqui Bernhagen 627-2471 Brittney Brown 728-4861 Rachel Weese 664-4313</p> <p><u>Flower Planting</u> Robbie Thames 663-6666</p> <p><u>Fund Raising</u> Susan Winn 663-8666</p> <p><u>Gifts</u> Norma Hughes Judesgifts4U.com</p> <p><u>Handyman/Home Repair</u> Carl Officer 691-3412 Larry Williams 627-3773</p>	<p><u>Home Appraisals</u> Tyler Manke, Broker 834-2130</p> <p><u>Housekeeping</u> Jan Florence 592-4361</p> <p><u>Lawn Care</u> Charlie Angell 664-7925 Byron Brown 810-5697 Jeff Marlin 663-8283 Daniel Nichols 639-6268 Mike Rutledge 665-2486</p> <p><u>Leaf Removal</u> Robbie Thames 663-6666</p> <p><u>Mary Kay</u> Joyce Fuller 665-6627</p> <p><u>Painter</u> Daryle Blanck 734-6267</p> <p><u>Pampered Chef Consultant</u> Jane Smith 280-9971</p>	<p><u>Performing Arts</u> Free Clog Dancing Performance Laura Heaver 627-0067</p> <p><u>Pet Sitting</u> Jan Bellan 282-6794 Rachel Weese 289-7912</p> <p><u>Real Estate Consultants</u> Anne Loretta 663-5687 Tyler Manke, Broker 834-2130 Jennifer Smith GRI, Realtor® 855-1668 Leo Voss 639-3330</p> <p><u>Reverse Mortgages</u> Leah Schwarz 622-6119</p> <p><u>Tile</u> Scott Mangel 663-4668</p>
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Do you want to be listed in this directory? There is no charge to be listed, but you MUST be a member of Longview Lakes. Please call the office at 622-6421 to be included.

Important Phone Numbers

Knight Watchman Security	451-0032
Tulsa Police	
• Non-Emergency	596-9222
• Crime in Progress	<u>Call 911</u>
Animal Control	669-6280
Mayor's Action Center	596-2100
Code enforcement	596-7698
Large trash pick-up	596-9777
East Pool	627-1595

2007 Christmas Lighting Contest



It's that time again...to untangle those lights, get out the ladders, imitate Chevy Chase (just kidding!) and win first prize in the annual Christmas lighting contest.

Contest details and rules will be published in the November newsletter.

Financial Report for August 2007

Beginning Checking Balance	\$ 45,345.55
Deposits	\$ 7,220.00
Expenses	\$ 15,050.79
Closing Balance	\$ 37,515.72

Financial Report for September 2007

Beginning Checking Balance	\$ 37,515.72
Deposits	\$ 2,886.00
Expenses	\$ 17,834.81
Closing Balance	\$ 22,566.91

The next meeting of the Longview Lake Board of Directors will be held on Monday, October 8, 2007 at 6:30 p.m. at the West Pool Office.

Have You Lost Your Ferret?

A ferret was found on the Mayo Elementary School grounds...if you have lost a ferret, please contact the school at 925-1500.



Longview Lake Association Pool Costs for 2005-2007

	2005	2006	2007*
Pool Income	\$ 30,071.22	\$ 24,780.56	\$ 16,487.28
Expenses	105,553.88	41,314.60	17,110.61
Payroll	29,108.26	29,804.16	17,417.29
Loss	\$(104,590.92)	\$(46,338.20)	\$(18,040.62)
Approximate cost per household**	\$143.87	\$ 63.74	\$ 24.82

*Not all bills are in yet.

**Paid from dues collected. Assumes 727 households in LLA.

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But...

- The pools have always been operated at a loss. Since the only sources of funding for the association are dues and the pool fees, this means that your dues are subsidizing the operation of the pools (for details on the costs for 2005-2007, please see page 3). This is not unusual; most non-profit pools do not recover their costs from memberships.
- Pools are high-maintenance facilities, requiring expensive mechanical repairs. This is why the West Pool was not open for 2007—the pool has a serious leak that will cost us thousands of dollars to repair; in addition, it must be replastered and retiled to bring it up to Tulsa city codes. Finally, the East Pool has a leak that must be fixed before we can open it for 2008.

So, what will we be doing at the annual meeting? We, the board, and you, our members, will be listening to, discussing, and voting upon what the fate of the pools will be for 2008... and beyond.

Trash Talk

We continue to have homeowners and renters that insist on putting the trash out much too early...please don't put it out more than one day in advance!

Please note that you can take your household pollutants to Expo Square on October 27th & 28th (10 a.m. to 3 p.m. for both days). It is free for Tulsa-area residents.

Please see www.metrecycle.com or the September 2007 insert in your water bill for more information.

Don't Park on the Grass!

We've said it before...it's illegal to park on anything but an all-weather surface (asphalt or concrete). Please help us keep your neighborhood looking great...don't park in your front yard!

Be SAFE for Halloween!

(Courtesy of the Los Angeles Fire Department)

- Plan costumes that are bright and reflective. Make sure that shoes fit well and that costumes are short enough to prevent tripping or entanglement.
- Because a mask can limit or block eyesight, consider non-toxic and hypoallergenic makeup or a decorative hat as a safe alternative.
- Take extra effort to eliminate tripping hazards on your porch and walkway. Check around your property for flower pots, low tree limbs, support wires or garden hoses that may prove hazardous to young children rushing from house to house.
- A Parent or responsible Adult should always accompany young children on their rounds.
- By using a flashlight, children can see and be seen by others.
- Only trick-or-treat in well known neighborhoods at homes that have a porch light on.
- Remain on well-lit streets and always use the sidewalk. If no sidewalk is available, walk at the farthest edge of the roadway facing traffic.
- Never enter a stranger's home or car for a treat.
- Don't assume the right of way. Motorists may have trouble seeing Trick-or-Treaters. Just because one car stops, doesn't mean the others will.



- Never consume unwrapped food items or open beverages that may be offered.
- No treats are to be eaten until they are thoroughly checked by an Adult at home.

Sign Ordinance

We'd like to remind everyone that the fine for violation of the ordinance is \$500...and it seems that warnings are not being issued! You've been warned!

Home Security Checklist

Use this as a guide as you check your home for safety measures. Boxes marked "no" indicate areas where you could take action to improve your home's security. These are just some of the steps you can take to decrease the likelihood that you or your home is targeted.

Exterior Doors

	Yes	No
All doors are locked at night and every time we leave the house—even if it's just for a few minutes.	<input type="checkbox"/>	<input type="checkbox"/>
Doors are solid hardwood or metal-clad.	<input type="checkbox"/>	<input type="checkbox"/>
Doors feature wide-angle peepholes at heights everyone can use.	<input type="checkbox"/>	<input type="checkbox"/>
If there are glass panels in or near our doors, they are reinforced in some way so that they cannot be shattered.	<input type="checkbox"/>	<input type="checkbox"/>
All entryways have a working, keyed entry lock and sturdy deadbolt lock installed into the frame of the door.	<input type="checkbox"/>	<input type="checkbox"/>
Spare keys are kept with a trusted neighbor, not under a doormat or planter, on a ledge, or in the mailbox.	<input type="checkbox"/>	<input type="checkbox"/>

Garage and Sliding Door Security

The door leading from the attached garage to the house is solid wood or metal-clad and protected with a quality keyed door lock and deadbolt.	<input type="checkbox"/>	<input type="checkbox"/>
The overhead garage door has a lock so that we do not rely solely on the automatic door opener to provide security.	<input type="checkbox"/>	<input type="checkbox"/>
Garage doors are all locked when leaving the house.	<input type="checkbox"/>	<input type="checkbox"/>
The sliding glass door has a strong, working key locks.	<input type="checkbox"/>	<input type="checkbox"/>
A dowel or a pin to secure a glass door has been installed to prevent the door from being shoved aside or lifted off the track.	<input type="checkbox"/>	<input type="checkbox"/>
The sliding door is locked every night and each time we leave the house.	<input type="checkbox"/>	<input type="checkbox"/>

Protecting Windows

Every window in the house has a working key lock or is securely pinned.	<input type="checkbox"/>	<input type="checkbox"/>
Windows are always locked, even when they are opened a few inches for ventilation.	<input type="checkbox"/>	<input type="checkbox"/>

Outdoor Security

Shrubs and bushes are trimmed so there is no place for someone to hide.	<input type="checkbox"/>	<input type="checkbox"/>
There are no dark areas around our house, garage, or yard at night that would hide prowlers.	<input type="checkbox"/>	<input type="checkbox"/>
Every outside door has a bright, working light to illuminate visitors.	<input type="checkbox"/>	<input type="checkbox"/>

continued on back

Floodlights are used appropriately to ensure effective illumination. ☐ ☐

Outdoor lights are on in the evening—whether someone is at home or not or a photocell or motion-sensitive lighting system has been installed. ☐ ☐

Our house number is clearly displayed so police and other emergency vehicles can find the house quickly. ☐ ☐

Security When Away From Home

Yes No

At least two light timers have been set to turn the lights on and off in a logical sequence, when we are away from home for an extended time period. ☐ ☐

The motion detector or other alarm system (if we have one) has been activated when we leave home. ☐ ☐

Mail and newspaper deliveries have been stopped or arrangements for a neighbor/friend to pick them up have been made when we go away from home for a period of time. ☐ ☐

A neighbor has been asked to tend the yard and watch our home when we are away. ☐ ☐

Outdoor Valuables and Personal Property

Yes No

Gate latches, garage doors, and shed doors are all locked with high-security, laminated padlocks. ☐ ☐

Gate latches, garage doors, and shed doors are locked after every use. ☐ ☐

Grills, lawn mowers, and other valuables are stored in a locked garage or shed, or if left out in the open, are hidden from view with a tarp and securely locked to a stationary point. ☐ ☐

Every bicycle is secured with a U-bar lock or quality padlock and chain. ☐ ☐

Bikes are always locked, even if we leave them for just a minute. ☐ ☐

Firearms are stored unloaded and locked in storage boxes and secured with trigger guard locks. ☐ ☐

Valuable items, such as television, stereos, and computers have been inscribed with identifying number approved by local police. ☐ ☐

Our home inventory is up-to-date and includes pictures. A complete copy is kept somewhere out of the house. ☐ ☐

CRIME COMMISSION
P.O. BOX 1596
TULSA, OKLAHOMA 74101
(918) 585-5209 FAX 585-1015