

# Oklahoma's Largest Homeowners Association

Echoes...Echoes...Echoes...

Jan/Feb 2019

## *From the Gilcrease Hills Homeowners Association*



### **Homeowners Association Etiquette:**

#### **Fencing Tips to Avoid Disputes.**

Can't we all just get along? In a perfect world, yes but in a homeowners association or any neighborhood for that matter, people are going to do things that either drive you crazy or are just outright rude. But you don't have to be that neighbor. Instead, make it a point to be a good neighbor when a maintenance or repair issue comes up. There are two sides to this. One is having an open mind when a neighbor comes to you. The second is knowing some proper etiquette when you have to approach a neighbor. One common issue that can lead to disputes is fencing.

#### **Fence Etiquette: Tips to Avoid Neighbor Disputes.**

Avoid fence disputes by practicing fence etiquette- a good neighbor policy.

If you follow zoning regulation and share basics with neighbors before construction, you can install a new fence and stay on good terms with the folks next door.

#### **Must-dos**

**Observe boundaries:** Don't risk having to tear down that fence by going even one inch over your property line. Study your house line drawing or plat or order a new survey (\$500 to \$1000) from a land surveyor to be sure of boundaries. Fence companies usually install a foot inside the line, to be on the safe side.

**Respect limits:** Fencing companies obtain permits and must know local zoning regulations for height, setbacks, and other restrictions. Height limits typically are 6 feet. More restrictive rules often apply to corner lots, where blind curves can limit driving visibility. To avoid disputes, review restrictions with your fence company before choosing a fence.

**Follow HOA rules:** Fencing companies are not responsible for knowing homeowners association dos and don'ts, that's your job. As a member of the homeowners association, it's your responsibility to read your CC&Rs and understand what you can and cannot do in the Association. Sometimes, this involves fencing. The CC&R's dictate the responsibilities of the Association and the responsibilities of the

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homeowner. Once you understand what those are, then it's your duty to abide by the HOA rules. If you have any questions an HOA board member or the HOA manager are the people to talk to. With all that being said in 2019 we will be placing a lot more emphasis on fencing that is in need of repair. Please take the time to inspect your fence and make plans to fix or replace your fence if it needs it. This will help with the overall appearance of the neighborhood and protect property values. Fix your fence it's your responsibility.



## HAPPENIN' IN THESE HILLS

The BOD elects officers for 2019. Each January the Board of Directors elects officers to head the Association. At the January 10<sup>th</sup>, meeting the Directors re-elected Rita Abdul-Kareem of the

Townhouses, as President of the Board. Maurico Vann of South Saddleback Village was re-elected as Vice President. Marthanda Beckworth of Russell Village was re-elected to serve as Secretary and Stacy Hardwick of Roundtree Village was elected to serve as Treasurer. Sterling Renovations has completed the replacement of the siding on the Clubhouse with new James Hardie board siding.

We want to remind everyone to **be careful with cash payments**. Please do not place cash payments under the office door or in the mail slot. The Association will not be responsible for money left unattended. Never leave or give cash without payment confirmation or a receipt. The Association wants you to get credit for every payment. If you pay in cash, get and keep your receipt. Also want to remind everyone that the Clubhouse has exercise equipment available for use. On those cold, rainy or snowy days, it is not fun, nor safe to be out on the streets. Why not come on over to the Clubhouse and exercise inside.

The Association has free popcorn day. Every Wednesday afternoon 2:30 when school is in we will have free popcorn for Gilcrease hills residents and their children. Drop by and pick up a bag after school or after work.

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## DUES INCREASE FOR 2019

The Gilcrease Hills HOA Board of Directors voted at the October Board meeting to Increase the monthly assessment rate for 2019.

The amount that the dues can be increased is dictated by the By-Laws which tie any increase to the amount of increase in the Consumer Price Index (CPI). The combined change in the CPI for the past three years has been 2.7 percent which allowed an increase from the current monthly assessment of \$43.00 in 2016 to \$44.00 monthly assessment for 2019. We realize an increase is not always appreciated but like any business or organization, the Association's expenses go up every year and we need to be aware of inflation, thus requiring an increase to monthly assessments when the CPI warrants it and the Board of Directors approves the increase. We no longer offer the one month discount for the payment of dues in advance, but you can still save money by paying all the dues by March 15<sup>th</sup>. If you pay the full \$528.00 by then you will not be charged any late fees, you won't have to worry about missing any payments and you can save over \$5 in postage. Homeowners can also pay their dues by credit card and PayPal. Pay-Pal is proving to be very popular for the secure online payment of dues. Simply go to the Gilcrease Hills Homeowners website at [www.gilcreasehillshoa.com](http://www.gilcreasehillshoa.com) or [www.gilcreasehills.org](http://www.gilcreasehills.org) and click on the Pay-Pal link.



## COUNTY ASSESSORS AT CLUBHOUSE

The Osage County Assessor, Ed Quinton, will have assessors at the Clubhouse on January 25<sup>th</sup> from 10:00 am until 2:00 pm. and March 5<sup>th</sup> from 10:00 a.m. until 3:00 p.m. Bring your questions about property taxes or assessment rates to them. They can also help you in filing for homestead exemption. Take advantage of this extra service from one of our Osage County elected officials, saving us all the drive to Pawhuska, the county seat.

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[www.facebook.com/gilcrease.hills](https://www.facebook.com/gilcrease.hills)

## HELPFUL PHONE NUMBERS LAW ENFORCEMENT

Tulsa Police Department (non-  
emergency) 918-596-9222  
Gilcrease Division 918-591-4100  
Gang/Narcotics 918-586-6300  
Crime Stoppers 918-596-COPS  
Osage County Sheriff 918-287-3535 or  
1-888-287-3150  
Oklahoma Highway Patrol 918-627-  
0440

## NEIGHBORHOOD ASSISTANCE

Animal Control-strays/dead animals  
918-596-9771  
Crime Commission (Alert Neighbors)  
918-585-5209

Fire Dept-report fire hazards 918-596-  
9444  
Mayor's Action Center (Tulsa) 918-  
596-2100  
Office for Neighborhoods (Tulsa) 918-  
596-1292  
Tulsa Water Dept-broken line 918-596-  
9488  
Code Enforcement (Tulsa) 918-596-  
7698

## CALENDAR OF EVENTS

Jan 25<sup>th</sup> 10 a.m. County Assessor at  
Clubhouse  
Feb 14<sup>th</sup>, BOD mtg 6:00 p.m.