

Bailey Ranch community

JAN-MAR 2017

A Quarterly Newsletter for Sawgrass Park and Bailey Ranch Estate Residents

2017 OFFICERS

President / Larry Smith
Vice President / Rita Lack
918-272-1402
Treasurer / Winnye Miller
Secretary / Tajanna Osborn

Office Manager
Susan McWilliams
918-376-1901

Committees

Architectural / Bobby Carson
918-376-1901

Clubhouse / Rita Lack
918-272-1402

Key Cards / Susan McWilliams
bailey ranchhoa@yahoo.com

Landscape / Joe Bruey
918-855-8487

Newsletter / Garry Townsley
918-609-5061

Playground / Andrew McClain
918-376-1901

Ponds / Todd Jones
918-376-1901

Pool / Angel Harris
918-376-1901

Safety / **Open**
918-376-1901

Social / **Open**
918-376-1901

Welcome / Steve O'Bannon
918-376-1901

To contact any officer or committee chairman, call the clubhouse at **918-376-1901**.

Our clubhouse address is:
10307 N 116th E Ct.

Clubhouse
Reservation Packet:
www.bailey ranchHOA.com



**BAILEY
RANCH**
HOMEOWNERS ASSOCIATION

Bailey Ranch Estates Home Owners Association, Inc.
P.O.Box 952 | Owasso, OK 74055-0952

HOA DUES for 2017

The invoices for the 2017 dues have been mailed. The new amount for 2017 is \$220. Per our bylaws, the payment is due January 31, 2017. If you need to make arrangements for payment of these dues, please call the Treasurer, **Winnye Miller @ 918-272-7540** before **February 20, 2017**. Beginning **March 1, 2017**, interest will be charged each month to all past due accounts that have not been paid in full or arrangements made.

For all who pay their balance in full by January 31, 2017, their name will be entered into a drawing for a prize of \$100.

President's Remarks

I hope your 2016 was safe, happy and prosperous, and I wish the same for you in 2017.

This is a brief recap of 2016. We had some expenses in 2016 that were above normal repairs and maintenance that we encounter each year.

1. We had to replace our old computer that was on its last leg. We also had to replace some elements of the key card system to be compatible with the new computer.
2. We had to do some extensive repairs to the pool. Some cracks were developing in the bottom of the pool and during the off season the bottom and sides of the pool was resurfaced. This also was required by the Tulsa County Health Department.
3. We had to replace 4 doors at the Clubhouse. The old doors were wood and aging caused them to deteriorate. These were replaced with metal doors.
4. We were able to do something we had been discussing for 3 or 4 years. We installed the first phase of new playground equipment at the commons area on 119th E. Ave. between 102nd St. N. and 105th St. N. The old playground equipment was made of wood and aging. More playground equipment will be added to the new playground as we are able to afford it.
5. Thanks to Joe Bruey, Landscape Chairman,

for the Christmas Lights at the 101st St. N. and Garnett entrance. We plan on lighting the other two entrances in 2017. Some electrical requirements and costs prevented us from doing that in 2016.

6. As I'm sure you have noticed, our dues increased by \$10 (83 cents per month) for 2017. This money, approximately \$5,000, will be placed in a separate account that will be used to replace the fence along Garnett Road when the city has completed the widening of Garnett Road. The city has informed us that they will begin utilities relocation in early 2017 and plan to begin construction in 2018. The approximate cost of replacing the fence is \$30,000. We already have \$10,000 in the separate account for the fence and this increase will bring that total to \$15,000.

We work hard to keep the Association financially healthy, and barring unforeseen circumstances we believe we can continue this.

Please remember to appreciate our committee chairs as they do an absolutely great job in working to keep our neighborhoods attractive and vibrant.

I hope you have a great 2017. Remember, if you want good neighbors, be a good neighbor.

Sincerely,
Larry Smith

General News

Next BREHOA Meeting

Our next neighborhood quarterly meeting for Sawgrass and Bailey Ranch will be **Tuesday**,

March 14th at 7 PM in the clubhouse. All homeowners are welcome and encouraged to attend.

(over, please)

Christmas Light Winners

Thanks to everyone who participated in our Christmas Light Contest this year! It was such a hard decision but here are your 2016 Winners! Congrats to all of you!

First place: Sheryl Mansard at 10304 N 115th E Ave – **Second place:** Larry Carr at 11706 E 104th St. N – **Third place:** Terri Lahita at 10300 N. 114 E Ave

Clubhouse Rental

Beginning January 1, 2017 the fee to rent the clubhouse has changed. The fee will be \$10.00 per hour with a minimum of three hours plus a cleaning deposit of \$50.00. During the pool season, rental times may be limited to four hours. The new reservation form is on the website for you to download. Call Rita Lack 918-272-1402 for availability of time and date. No reservation is guaranteed until we receive the signed reservation form and the check for the rental fee and a check for the cleaning deposit.

COMMITTEE CHAIRS NEEDED

Social Chairperson

If you have children and would like to plan a Halloween Party for the neighborhood, a Christmas party with Santa, and maybe an Easter Egg hunt in the spring, please volunteer for this position and as chairperson. One-half of your annual dues will be waived. If you would like to serve on this committee, please call 918.376.1901 or 918.272.1402. Without a Social Chairperson, we cannot offer these activities to our families.

Clubhouse Chairperson

The duties of the Clubhouse Chairperson include taking reservations for the rental of the clubhouse, opening and closing of the clubhouse for the events, giving clubhouse rental payments to

the Treasurer for deposit and attending association meetings. Qualifications: Must be a homeowner and live in the neighborhood. All dues must be current. For this service one-half of your 2017 dues will be waived. If you would like to serve on this committee and/or to assist in opening and closing the clubhouse, call Rita. 918.272.1402.

Safety Chairperson

Please call clubhouse for details on this position.

Committee Chairperson Benefits:

Annual dues are halved. Two free clubhouse rentals.

Remember, if you want good neighbors, be a good neighbor.

You can check out the Proposed Budget for 2017 @ www.baileyranchHOA.com

Reminder to Our Neighborhood Residents

- The playgrounds in Sawgrass have curfews from dusk until 9 AM. Please remind your children and teenagers of this curfew.
- Trash carts should be left at the curb only 24 hours. Also, trash carts are not allowed to be stored on porches or driveways and all refuse needs to be in bags inside the trash cart per City of Owasso.
- We ask you to please refrain from consistently parking on the streets, especially between 11pm and 9 am due to emergency vehicles and busses trying to get through. It produces unsafe conditions and inhibits ease of travel through the neighborhood. It is a violation of our covenants and legal action may be taken if necessary.
- Please refrain from routinely parking at the clubhouse. It is only for those using the clubhouse.
- For Security reasons please turn on your front house lights. Put numbers on curbs or reflective number's on your mail box. It really helps the house to be easily seen from the street.
- Drivers PLEASE slow down while driving through the neighborhood. We have had the same mailbox taken down three times as a result of aggressive driving.
- If you are making any improvements to your property that involves physical construction or additions, you must contact the HOA for approval. Architectural forms are available online at www.baileyranchHOA.com.

Please remember...

- If you have any questions for the HOA, call the office at 918-376-1901 and leave your name and phone number OR you can **email** (which is best and preferred): baileyranchhoa@yahoo.com. The office manager will contact you as soon as possible.

Ad Space Available • Want to place an ad in the Sawgrass/Bailey Ranch Estates Quarterly Newsletter?

2x3.5	\$20	Residents	\$10	Classified ads (4 lines max) are free to residents. Contact Garry Townsley @ 918-609-5061 or email to: graceworks@cox.net .
4x4	\$40		\$20	
5x7	\$80		\$40	

Ad sizes are approximate and may vary due to space available in each newsletter.

Mail your payment to: BREHOA, P.O. Box 952 / Owasso, OK 74055

Stay Current in the Neighborhood

www.baileyranchHOA.com

Stay in touch with the HOA by looking for us on **Facebook**, our **Website**, or **Nextdoor**, the **printed & E-Newsletter**. Five great ways to stay up on all the activities, alerts and any other info that may be pertinent to the neighborhood.