

The WedgeWord

September 2004

Newsletter of the Wedgewood Homeowners Association

PO Box 1696, Broken Arrow, OK 74013-1696

www.wedgewood-ba.com

President:	Demory Green	258-4461	Area 2 Rep:	Tracy Hayes	258-5807
Vice-President:	David Ross	251-0773	Area 3 Rep:	Jan Ariola	251-4015
Secretary:	Mike Hight	251-3286	Area 4 Rep:	Bill Coody	251-8679
Treasurer:	Scott Horstmann	259-8170	Pool		258-6888
			City Action Line:	258-3587	

Welcome to the Neighborhood

- 1501 S Narcissus, Latisha Ward
- 804 S Poplar, Ronald Grill
- 1505 W Oak Ridge Ct, Donald Wilson
- 1213 S Redbud, Angela Melrose
- 1208 S Sycamore Ct, Jeffrey & Sherri Stevens

Stop by and say hello to your new neighbors. If you are interested in being a part of our new welcoming committee, call Mari Galley at 258-1946 and leave a detailed message.

WEDGEWOOD NEIGHBORHOOD GARAGE SALE

Saturday, September 25

Wedgewood will again this year have a Neighborhood Garage Sale. Our signs will be posted at the entrances, advertising the time as 8:00 to 4:00; however, you can be open a longer or shorter time as you wish. In checking with the city, we have learned that the city no longer sponsors a city-wide garage sale date.

Annual Meeting

Thursday, November 4, 2004

7:30 PM

Lynnwood Elementary Cafeteria

Agenda:

- Election of Officers
- City Officials to Speak
- Annual Reports
- Financial Report
- Consideration of Dues Increase
- Consideration of Revised Bylaws

If you will be unable to attend, please contact a board member to complete a copy of a proxy statement.

Officer Election

At the annual meeting, the following board positions will be open for election:

- President
- Secretary
- Treasurer
- Area IV Representative

If you would like to be a candidate for any of these open positions, please contact a member of the 2004 Nominating Committee: Bill Coody (251-8679), Scott Horstmann (259-8170), or Mari Galley (258-1946).

HOA Dues

Thank you to the 95% of our residents who have already paid their 2003-04 dues. At the November 4 Annual Meeting, there will be discussion on increasing the annual dues to an amount between \$60 and \$100. A 2004 -2005 budget will be presented and the floor will be open for discussion. There will also be consideration given to charging late fees.

In order to vote at the annual meeting you must be current with your dues.

An invoice is enclosed for \$45 (if you are current through September 2004). This \$45 will be applied as a first payment on your 2004-2005 dues. The balance due will depend on the decision at the annual meeting.

- ☞ Make checks payable to **Wedgewood HOA**.
- ☞ If you have a medical or financial problem, please contact a board member and we will work with you.

Pool Report

Okay, so the cool, rainy summer was wonderful for our lawns, gardens, and electric bills, but it didn't make for big crowds at the pool. And, of course, now that the pool is closed for the season, the days are sunny and hot! While we had an increase in resident memberships, we had a decrease in non-resident memberships. We did generate more income this year hosting more pool parties and summer day camp groups like Arrow Heights Baptist and Small World during hours the pool was not open for our members.

We also received many compliments and a lot of appreciation for the much-needed re-surfacing and the shade canopies. Our pool has a great reputation for safety, cleanliness, and a fun family atmosphere. Many thanks to all who donate their time, energy, and money to offer an enjoyable place for everyone from babies to seniors to swim, exercise, and visit with neighbors during the summer months. Anticipating temperatures to be back to "normal" for next summer, be thinking about joining us – and be sure to tell your friends, too!

Bylaw Changes

At the November 4 Annual Meeting, we will present proposed new bylaws. After much research, input from legal sources, and discussion the Wedgewood Homeowners Association Board has approved a restated and revised set of ByLaws to replace the long-outdated set adopted approximately 25 years ago. The full text will be available online at the website, www.wedgewood-ba.com, and at the annual meeting. Aside from wording changes, these represent the areas of effectual change.

Old

(III, IV) Type A, B, C Memberships (A- HOA only; B- HOA+Pool; C- Pool only)

New

Mandatory membership via covenant change in 1999 made those classes of no practical effect. There is now only one membership. Pool use is still open to all who pay the appropriate pool membership.

Old

(III,2) References to when the first terms started back in ~1976 removed.

New

(IV,4.2) Wording changed to reflect ongoing stagger of terms. Added 2 term limit for offices, unless voted by the Board or nominated and elected at the annual meeting.

New

(XI, 11.1) General recognition of HOA power to enforce any architectural related stipulations contained in the covenants.

New

- (XII)
- (12.1) Legal ability to file liens recognized (defined by state statute.) Special assessments recognized. Ability to charge up to 12% late fee if dues not paid within 90 days.
- (12.3) Method defined for changes in dues. 30 days before Fiscal Year start for Board initiation.
- (12.4) Limitations to dues increases. No more than 100% increase over any 5-year period unless changed at an annual or special meeting.
- (12.6) Special assessments defined.
- (12.8) Method of crediting payments spelled out.

New

- (XIV) Other Member Obligations
- (13.1) Liens recognized. Fines levied on homeowners added.
- (13.2) Appeal procedure for fines.

Wedgewood Website – It's looking great!

You'll find it at www.wedgewood-ba.com. With links to both the city and state sites, our website contains past *WedgeWords*, present covenants and an "Events" page to see what's going on – including scheduled board meetings.

The City of Broken Arrow website will also have a link to our site, located under "Moving to B.A. Neighborhoods."

Entrances

Since our last newsletter, *we now have an operational sprinkler system at the Louisville entrance* that will help greatly with keeping that entrance looking fresh.

Next on the list is the island at Louisville, based on the availability of volunteers. *If you have volunteered in the past or if you would like to be more "connected" with your neighbors, please feel free to volunteer by contacting Bill Wagner at 251-2746.*

GreenBelt Committee Meets

Initial conversations have been held with the city of Broken Arrow regarding the Greenbelt (*starts at the park, goes south, crosses Poplar & continues west to Aspen*). It is city property, not Wedgewood HOA. The first committee meeting was held on September 3. The decision at the meeting was to initially survey all residents who border the greenbelt and solicit their opinion on what improvements could/should be done. That survey will be conducted in the next few weeks.

If you are interested in being on this committee, please call any board member.

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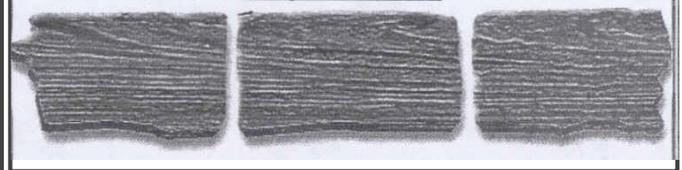
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Jennifer@uilabs.com*



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