

The Wedge Word

October 1997

Newsletter of the Wedgewood Homeowners Association, Inc.

1996-97 Board of Directors

President:	Bill Rogers	251-3076	Area II Rep:	Carlene Dunsmore	258-0888
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Secretary:	Lorna Hesskamp	251-9371	Area IV Rep:	Bill Coody	251-8679
Treasurer:	Susan Clark	258-1673			

CITIZENS ON PATROL



COP 3 (again)

Wedgewood has been selected for participation in the "Citizens On Patrol" (COP) program. The city scheduled training for September 25th, but didn't tell us until that day. It has been rescheduled for some future to-be-announced date. Few residents have said they would personally participate in the program. Safety was one of the issues residents expressed concern about on last year's survey. Now is the opportunity to do something about it. We need participation to make "Citizens On Patrol" work. Call Demory Green at 258-4461 so we can inform participants when we know the rescheduled time for training.

On a related subject, there have been several complaints, about loud parties and unsightly auto repair activities to name just a couple. Please remember, it takes everyone's cooperation and consideration to make Wedgewood a good place to live. Also remember that area covenants specify that non-residential activities like auto repair and sales are not allowed.

PARTY TIME

The "**Wedgewood Summer Festival**" came off as planned on Saturday, September 13th. Everyone that attended enjoyed the food, volleyball, free swimming, and contact with other residents. We look forward to a bigger gathering next year.

HOA MEETING OCTOBER 21

The annual **Wedgewood Homeowners Association meeting** is just days away (7:30 p.m. Tue, Oct. 21 at Lynn Wood School.)

We need your presence. If you haven't joined and paid your \$25 dues, remember - only members vote at the annual meeting. Only with the participation of EVERYONE can we make Wedgewood the quality place we all want it to be.

Not everyone may know what the Wedgewood Home Owners Association is. The Wedgewood Home Owners Assn. (HOA) was set up by the Wedgewood developers when this area was built.

It is the legal corporate entity which holds title to common facilities on behalf of all residents. That consists basically of the pool and its grounds. (The park was originally included, but was given to the city several years ago to allow the city to assume maintenance responsibility.)

This means that the HOA represents you, like the city council, or the legislature, when it comes to certain legal matters. If an accident happened on the common areas, and someone wanted to file suit to recover damages, they would probably file it against the HOA, but they would sooner or later collect from you, whether you are a HOA member or not, because the HOA is representing you. (The same holds in public elections. The elected representative will make decisions that affect you, whether you voted or not.)

The HOA is also responsible for keeping the area entrances maintained and repaired, along with keeping the grass mowed on 81st Street and on Aspen.

This past year the HOA has organized a greenbelt cleanup, had our "Summer Festival", kept grass along Aspen & Houston mowed, kept up entrances, and operated the pool.

Though it's nice to have these amenities, and have entrances that don't look like we live in a dump, the cost of providing these benefits to everyone isn't widely appreciated. Just the cost of maintaining the pool (insurance, utilities, repairs) runs to several thousand dollars, not counting several thousand more to operate it during the summer (lifeguard salaries, etc.)

The developers, however, were either more optimistic than realistic, or made an unfortunate oversight. The HOA was not provided with any means to pay for any of this - Home Owners Association membership is voluntary, not mandatory.

While no one likes to pay these costs, the fact remains, however, that ALL are being benefited by the financial and personal participation of a few. And that hasn't been enough to do what must be done.

Despite generous help from a few, entrances are not being adequately maintained, grass is not being mowed often enough to look well, and there is no money to repair or maintain our pool, building, grounds, and equipment.

Even if a home owner never uses the pool, realtors have recognized that just the presence of a pool, park, and greenbelt automatically makes all houses in the area more valuable when it comes to resale value.

We have come to the point where we have to face reality.

At the end of 1998, the covenants which govern Wedgewood will automatically renew unchanged unless we change them.

The board recognizes that to keep Wedgewood from sliding into a condition that affects all of our residents, we must make membership mandatory for each property owner. We will be addressing this subject at the Oct 21st meeting.

The same \$25/year cost will adequately cover all that needs to be done.

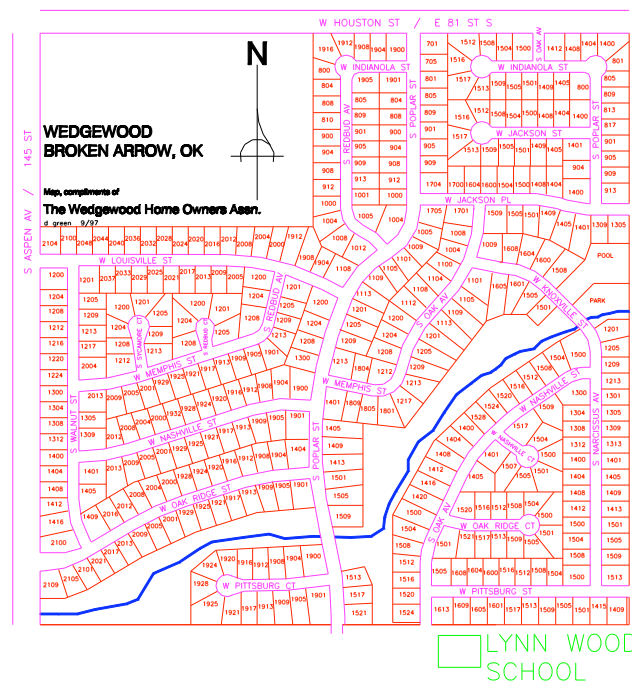
New developments are springing up all around the Broken Arrow area with well-kept amenities. If we do not keep up what we have,

Wedgewood will look less and less appealing to home-buyers.

Twenty five dollars is a pretty small price to protect a \$60,000+ investment.

We need your participation. Please fill out the survey at the bottom, and bring it to the Oct 21st meeting, along with \$25 for membership.

For those not familiar with the area see the map below. Everyone who comes with the survey filled out will get a bigger copy of the map.



Concerning a mandatory \$25 HOA membership, I would:

Support it.

Support it and help get it passed.

Oppose it.

Accept it, though I wouldn't like it.

I am paying my \$25 HOA membership for 1997-98

I'd like to see a distinctive Wedgewood logo designed for our entrances.

Name: _____

Address: _____

Phone: _____

I own my home:

I rent my home: