

The WedgeWord

January 2017

Newsletter of the Wedgewood Homeowners Association

PO Box 1696, Broken Arrow, OK 74013-1696

www.wedgewood-ba.com

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| President | Stevfen Miller | Area 2 Rep: | Daniel Muilenburg |
| Vice President | Joe Sparks | Area 3 Rep: | Justin Porterfield |
| Secretary | Kirk Shell | Area 4 Rep: | Don Roberts |
| Treasurer | Zack Baldwin | | |

Each officer and representative can be reached thru the website email address

From the President:

I want to take a moment and introduce myself to the neighborhood. I previously served on the board in the capacity of Vice President since 2013 and was recently elected as President. My family and I have been residents of Wedgewood since May of 2012. My wife (Tonia) and I have 3 boys; AJ-16, Ryker 10, and Stratton 4. You can typically find them playing some type of sport in the front yard of our home or the neighbors and riding their bikes up and down the street. We truly believe that Wedgewood is a Great Place to Live and raise our family!

I would also like to thank those who have previously and are currently serving on the board. The board members are made up of volunteers who live in the neighborhood and sacrifice many hours throughout the year that are often unnoticed.

We were able to update our entrances at both Oakridge and Louisville this past year and are currently looking to add lights and electric at these entrances. In addition to this work we are currently putting together a questionnaire/survey to the neighborhood to solicit ideas from you, the homeowners, on what you'd like to see in the next year to 5 years. We will be working on both short term and long term goals for our neighborhood. This will help with an assessment of our HOA dues to determine if they are adequate to meet current and future needs. With that said, please be thinking of what you'd like to see in the years to come and keep your eyes peeled for the upcoming survey.

We have been diligent to keep everyone updated on the business of the neighborhood and plan to continue transparency on all issues. Thank You for allowing me to serve this neighborhood and I look forward to another successful year in 2017.

Thanks,
Stevfen Miller
Wedgewood HOA President

Bi-Monthly Board Meetings:

The HOA Board meetings have been changed from every month to bi-monthly and are now held on Thursday nights at 6:30 PM at the Broken Arrow library, 300 W. Broadway. The meeting ends shortly before 7:45 PM as the library closes at 8 PM. We will hold the last 10 minutes of each meeting for questions or ideas from homeowners. If you are interested, please come and participate, we would like to see you there. Questions or concerns must be submitted to www.wedgewood-ba.com by Tuesday prior to the meeting date.

The meeting dates for 2017: March 2nd, May 4th, July 13th, and Sept. 7th.

2016 Christmas Light Contest Winners

1st place - Scott Murr - 1208 S. Redbud Ave.
2nd place - Joyce King - 1604 W. Jackson Pl.

Annual Meeting Summary

25 properties were represented in person
30 properties were represented by proxies to the board and 1 proxy assigned to a designated homeowner.

Elections were held and the following positions were filed by acclamation:

Stevfen Miller – President

Joe Sparks – Vice President to complete position
vacated by Stevfen Miller

Kirk Shell – Secretary

Daniel Muilenburg – Area 2 Rep

Justin Porterfield – Area 3 Rep

Don Roberts – Area 4 Rep

Current Dues Report

Total Homeowners 409

Dues Owed

Less than 1 year (83) 1-2 Years (42) 2-3 Years (17)
Greater than 3 Years (41)

Per the Wedgewood Homeowners Association Policy Liens will be filed on properties when they are three years delinquent on HOA Dues. **It is noted that liens have been filed on properties with past due HOA fees for 2 or more years.**

Formal Suggestions and Concerns

This Homeowners Association has been very fortunate for numerous years to have passionate volunteers. It has been the work of these volunteers along with the concerned homeowners that great strides have been made and many more will be in the future.

Our number 1 goal as a board for the association is to help keep our properties values consistent or appreciating annually, keep reduced crime and an extremely safe neighborhood. This can only be achieved with the efforts of the homeowners in the neighborhood.

Throughout the year we will be asking for input, survey questionnaires, and voting from Wedgewood Homeowners. We anticipate gathering homeowners concerns with their proposed resolutions, to establish sub committees, which hopefully will allow us to reach out to all homeowners and families in the neighborhood. This will also allow us to establish the needs, request, and future projects, for the Wedgewood Association. Once the information is gathered, presented and approved by the homeowners, a financial forecast can be presented to establish our cash flow needs for the next several years. This is a continuation of previous boards work and your input will be very vital for future improvements.

It is also noted that Broken Arrow is being regionally and nationally recognized for the downtown improvements and its quality of life. Our neighborhood sits right in the middle of affordable housing close to downtown. This is another reason it is essential to come together and create a long range plan for the Wedgewood Homeowners.

Please keep in contact with the association by reviewing the web site, completing surveys, voting and using comment forms. All requests will be discussed on an individual basis.

Code Enforcement

Code Enforcement responds to complaints of violations of the municipal code, including the nuisance, zoning, property maintenance, sign and parking codes.

To file a complaint of nuisance violations, please call the Action Center at (918) 258-3587. Be prepared to provide the address of the violating property, your name, address and phone number, along with the violations you wish to report.