

The WedgeWord

August 2024

Newsletter of the Wedgewood Homeowners Association

PO Box 1696, Broken Arrow, OK 74013-1696

Website: www.wedgewood-ba.com Email: contact@wedgewood-ba.com

President	Kent Ruppert	Area 2 Rep:	Ron Friedberg
Vice President	Vacant	Area 3 Rep:	Alesia Spears
Secretary	Kirk Shell	Area 4 Rep:	Darrell Jones
Treasurer	Joe Sparks		

Each officer and representative can be reached thru the Wedgewood Email: contact@wedgewood-ba.com

President's Note: How Important is your Property Value to You?

The main reason we have an HOA in the first place is to ensure that our neighborhood remains an attractive place to live in Broken Arrow. Keeping our neighborhood looking great helps keep our property values higher. The job of the board is not to stick its nose into everyone's business or go around looking for covenant violations. Rather, it is to make sure that the neighborhood maintains a standard that makes it a coveted spot to own a home. We are also here to aid our neighbors when they need it. I don't know how many of you know it, but the City of Broken Arrow is making HOA's mandatory for new developments. They also recognize the importance of HOA's and what they do. So, you may be asking yourself, what does our HOA do with the \$75.00 in dues that we pay annually?

1. **Sponsors two free dumpster days annually - allowing you to dispose of larger items that the City would charge you to pick up.**
2. **Places banners to let the community know about our neighborhood wide garage sales twice a year.**
3. **Works with the city on code violations.**
4. **Acts as a liaison to the city to help address neighborhood concerns.**
5. **Maintains the neighborhood entrances by arranging mowing, landscaping, winterizing, and decorating.**
6. **Addresses concerns of HOA members and attempts to resolve them in a positive manner.**
7. **Promotes Wedgewood through neighborhood events such as:**
 - A - Yard of the month
 - B - Halloween Decoration Contest
 - C - Christmas Decoration Contest
 - D - Assists with block party events

The HOA is here to help all of us help neighbors in need. To promote Wedgewood and keep it a great place to live!

You may be wondering why I am bringing all of this up in my note this quarter; well, read on and it will make sense.

Annual DUES May Be INCREASING

At our HOA annual meeting on November 21st, 2024, we will be discussing how much we may need to raise our current annual dues. The reason for discussing a dues increase is directly related to the lack of homeowners who are willing to serve on the board.

Many of the current Board members have served 6+ years in several positions and it is time to pass the torch. We have been asking for volunteers for several years now but have received very few responses. In order to maintain our property values in Wedgewood, we have recently been interviewing outside management companies who, if hired, would take over the lion's share of the duties performed by the Board. In order to hire an outside property management company and keep up with everything we are currently doing, we would need to increase the annual dues by at least \$35.00 or \$110.00 annually per property. Dues would more than likely increase annually as the property management company increases their rates.

The Board would prefer to keep the same type of management the Wedgewood HOA has had since its inception in 1977; however, this cannot continue without additional support and volunteers. We realize that everyone is busy, but it does not take that much time to do the work necessary to keep Wedgewood a great place to live!

Please consider joining our team to keep dues at a lower rate.

Neighborhood Garage Sale – Sept 21st

Are you ready to get rid of some clutter around your house? Our next neighborhood garage sale is September 21st.

Dumpster Day – Sept 28th

The Wedgewood neighborhood fall dumpster day will be Sept 28th at the park from 9am until 3:00pm or whenever the dumpsters are full. As usual, we will have two large dumpsters for this event. If you have items you need to get rid of and wish to participate in dumpster day, you must be current for the past year's dues. If you are not current, you may use this opportunity to get current by bringing a check for the amount you owe with you to the event.

Items that we will NOT be accepted are:

Large appliances or bulky products. Hazardous waste of any type, including but not limited to; oil, liquid paint of any kind, batteries, tires, electronics, mattresses, gun ammo/powder, fuel or propane tanks, bio-hazardous waste and similar items that pose a potential hazard to human health and safety or to the environment.

Why Not "Go Green"?

Do you hate clutter? Do you like to stay informed about what is going on in the neighborhood? Do you want to be the first to know when events are scheduled? There is an easy way to do accomplish all of that! Make the decision to **Go Green** today. By doing so, you will get less clutter in your mailbox, and be the first to hear about upcoming events and important news about the neighborhood. You will also be helping us keep the annual printing and mailing costs as low as possible. When you do so, you are agreeing that all future correspondence from the HOA Board (WedgeWord Newsletter, special event notices, etc.) will be delivered via email instead of in the mail. Annual Dues Statements will still be mailed at this time. It is easy to join in this effort, and there are two ways to do it.

1 - You can send an email to contact@wedgewood-ba.com with "Go Green" as the subject line. All you need to put in the email is your name, address, and **email address**. (Please type your full email address in the body of the email).

2 - Or you can go online to the Wedgewood Website at www.wedgewood-ba.com and select Go Green! From the home page. This will open the WedgeWord Electronic Edition sign up page. Simply scroll down and fill in your name, email address, street address and press submit.

Either way, your email address will remain confidential and will not be shared outside of the association for any reason. If you have already added your name to the list, THANK YOU! If you have not, please consider adding your name to the "Go Green" list today.

Welcome New Wedgewood Homeowners

1528 W Nashville St – Chris and Julie Fenton
1201 S Redbud Ave – Kenneth Alicia Stevens
1904 S Indianola St – Jerry & Fatimaezzahre Berghane Davis
2100 W Louisville St – Edgar & Aida Romero
2004 W Oak Ridge St – Levi Cook & Kelsie Tulk
1700 W Jackson Pl – Brittney Jameson
1412 S Narcissus Ave – Reese & Shelby Gatlin

Yard of the Month Winners!

May

Area 2 – 1404 S Poplar Ave
Area 3 – 1420 S Oak Ave
Area 4 – 817 S Narcissus Ave

June

Area 2 – 2009 W Nashville St
Area 3 – 1112 S Oak Ave
Area 4 – 1004 S Poplar Ave

JULY

Area 2 – 1213 S Walnut Ave
Area 3 – 1604 W Knoxville St
Area 4 – 1000 S Poplar Ave

Aug

Area 2 – 2000 W Nashville St
Area 3 – 2012 W Louisville St
Area 4 – 1509 W Jackson St

Upcoming 2023 Events

Yard of the month per area – May through Oct
Fall Neighborhood Garage Sale – Sept 21, 2024
Dumpster Day – Sept 28, 2024, 9am to 3pm or until the dumpsters are full.
Halloween Yard Decoration Contest - October
Christmas Light contest – December

2024 Bi-Monthly Board Meetings

The HOA Board meetings are held at 6:30 p.m. at the Broken Arrow South Library, 3600 S. Chestnut Ave. The meetings end shortly before 7:45 p.m. We will hold the last 10 minutes of each meeting for questions or ideas from homeowners. Please come & participate, we would like to see you there. Questions or concerns must be emailed to contact@wedgewood-ba.com by Tuesday prior to meeting date.

Remaining 2024 HOA Board meeting dates:

Thursday - Sept 5th
Annual HOA Board Meeting - Nov 21st at Lynnwood Elementary School – 7:00PM to 8:30 PM