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Chimney Hills Estates  
Homeowners Association  
7122 S. Sheridan Rd.  
Suite 2-431  
Tulsa, OK 74133

Email Beth at:  
BethDavis@GoldStarClubs.com

The next HOA Meeting is  
February 11th at 6:00 pm at  
the Hardesty Library.  
  
Look for the Chimney Hills  
Estates sign. We look forward  
to seeing you.

To sign up for Chimney Hills Email ALERTS. Email: [bethdavis@goldstarclubs.com](mailto:bethdavis@goldstarclubs.com).



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# Chimney Hills Estates Newsletter

March/ April 2016

A Community Newsletter for the Residents  
of Chimney Hills Estates.



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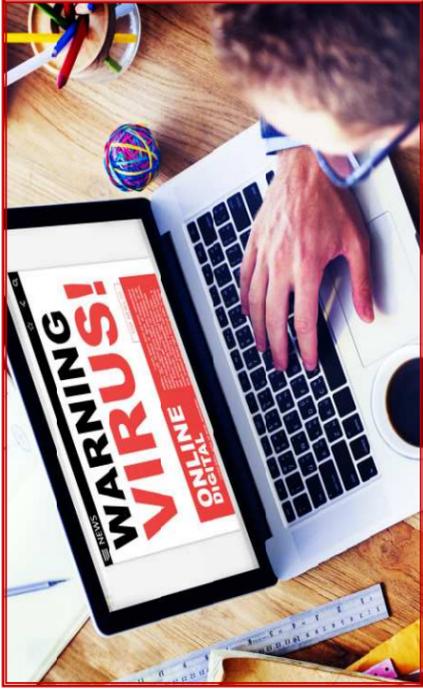
Call A-Team - There is no Plan B.  
**Antonio Delacerda**



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*"We've been using Brandon to repair our computers for years! I recommend him."* Beth Davis - Chimney Hills

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# 4 Reasons

## Why it's a good time to buy or sell in Chimney Hills Estates.

by Beth Davis

Why is it a great time to buy or sell in Chimney Hills Estates in 2016? Here are four great reasons:

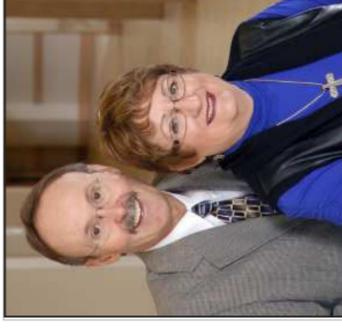
- 1. Chimney Hill's residents care and it shows!** We care about our security and have roving patrols every evening. We care about our landscaping and the way we look. It's evident that we're positioning Chimney Hills to continue as a quality neighborhood in Tulsa. We have become more than just a neighborhood, we are a community with family events and a very active Facebook group.
- 2. Chimney Hills continues to be in high demand with young families** desiring to be in the ever-popular Darnaby Elementary neighborhood. Plus, most of our homes feature large bedrooms, updated kitchens and great back yards. We offer a lot of home for the money. Homes that offer storage, three or more bedrooms with large closets.

**3. Chimney Hills is competitive** with neighboring subdivisions. The highest sold price in Chimney Hills in 2015 was \$240,000. The average price was \$182,819. Right now, homes that are priced right, in good condition with updates are selling faster than ever. We have fewer distressed homes than in 2014 and 2015.

**4. Dirt cheap mortgages are going to disappear** as the economy continues to grow. Interest rates are expected to go up gradually, motivating buyers and sellers to get off the fence.

**Richard and Patty** are long-time residents of our neighborhood and have personally listed or sold over 300 homes in CHE.

They're happy to furnish you with statistics from the Multiple Listings Service. If you're curious about selling right now, they will sit down with you, go over the numbers and answer any questions that you may have.



**Patty and Richard Taylor**

**918-639-9898**

Patty & Richard specialize in residential/relocation and have more than 20 consecutive years of multi-million dollar real estate sales achievement.

Patty and Richard are residents in Chimney Hills Estates. Call or email for a Free Consultation to buy or sell.



[www.tulsataylorteam.com](http://www.tulsataylorteam.com)

**McGraw**  
**Realtors**

# Note from the Beth Davis, the HOA President.

It's almost YARD OF THE MONTH time! Just to remind you, the Yard-Of-The-Month competition begins in May and runs through July. We will continue to offer an award of \$50 each month to the winners. In addition to displaying the Chimney Hills Estates Yard-Of-The-Month sign in the winning yard, we will post photos on our Facebook group.

Recently, a tornado touched down in Owasso. Many of my friends were on Facebook giving us a minute by minute update with videos and photos. It was scary.

**Prepare your family for storm season.** If things really get crazy, have a plan that everyone in the family understands. We have a small storm shelter in our garage by New Day. It took about 4 hours to install and costs about \$3500. I love it.

If you see a **vacant home in the neighborhood** that has an overgrown yard or with an unsecured swimming pool with standing water, please notify us. Keep us aware of any problem areas that you see so we can address them for the safety of the neighborhood.

Put **June 11th on your calendar for the CHE Garage Sale.** It is always held the second Saturday in June. We run an ad in the Tulsa World classified section and put up signs at the main entrances. Last year was a great success.

I would like to give special recognition to neighbor and resident, Julia Harris. She is one special person. For several years, many CHE residents, including myself, were unhappy with the landscaping at our entrances and with the maintenance of the living fence. So, when the new board took over, we made it a priority to find a new land-

scaper. Not an easy job. The last time it was done, it took almost a year of meetings to review, collect bids, debate and choose a new company. Going in, we knew that the process was a big job.

**However, Julia Harris was up to the task.** She interviewed many landscapers, included companies recommended by residents. She fully vetted them, gave the qualified companies a tour and spent major time on research. Julia, along with Board member, **Susan Kraft**, prepared and presented a full report at the board meeting on what their recommendations were and why.

As a result of Julia's hard work and focus, we were able to find and hire an excellent company, Perfection Landscaping within sixty days. If you know Julia, please take a moment and thank her for an amazing job.

### Here is a short list of upcoming events:

- The city will be installing a new sidewalk on Sheridan this year between 81st and 91st.
- The Chimney Hills Neighborhood Garage Sale is the 2nd Saturday of June.
- The 4th of July Kid's Parade.
- The September Neighborhood Picnic at Hunter Park.
- Yard-of-the-Month and Christmas Light contests.

The next Board meeting is on Thursday, April 14th at the Hardesty Library from 6:00 p.m. to 7:30 p.m. Please join us.

Beth Davis

# Mosquito Bites and Your Dog

More than just irritating pests, **mosquitoes are a primary cause of heartworm in dogs.**

With the arrival of warm and humid summer days comes an ever-present annoyance - mosquitoes. Although your dog's fur or hair offers some protection against mosquito bites, he is still vulnerable in places where his skin is exposed, for example, his ears and nose.

As with humans, a bite from a mosquito can result in everything from an annoying itch to more serious parasitic diseases.

In dogs, heartworm disease is the primary concern. Heartworm disease is a serious parasitic condition caused by a worm, *Dirofilaria immitis*, which lives in the blood vessels and heart of infected pets.

Put your dog on a heartworm prevention program to protect him. Heartworm disease can be fatal to dogs (and cats) if left untreated. Keep your pets inside, especially in the early morning and early evening, when mosquitoes are most active. The less exposure your animals have to mosquitoes, the less likely they are to be bitten.

Call Carolynne if the bites do not heal or appear to be getting worse.

**Dr. Carolynne Cash is a Chimney Hills Estates resident and Vet.**

**drcash@mobilepetvetok.com**



**FREE house calls in Chimney Hills.**



## Chimney Hills Estates welcomes Perfection Lawns.

You have probably seen them working on our entrances, the living fence and our lawns. We are pleased to announce that we have hired Perfection Lawns as our new Chimney Hills Estates landscaper.

There was a ton of work to do and Perfection dug in right away. Many areas were overgrown with weeds. They cut, pulled and nurtured where needed. Trash was picked up and irrigation was re-focused. Tree saplings, greenbriers, invasive vines and woody plants in the living fence and entrance beds had to be removed before normal maintenance could begin.

Perfection Lawns will help us plan our flowers for summer this year with the CHE Landscaping Committee. They will prepare the beds, fertilize and plant color for us all to enjoy.

Perfection Lawns and Landscape, Inc. is committed to providing the highest quality service available. Their goal is to continuously strive to exceed their customers' expectations in quality of consulting, design, and full service maintenance needs.



**Prices as low as \$15.99**

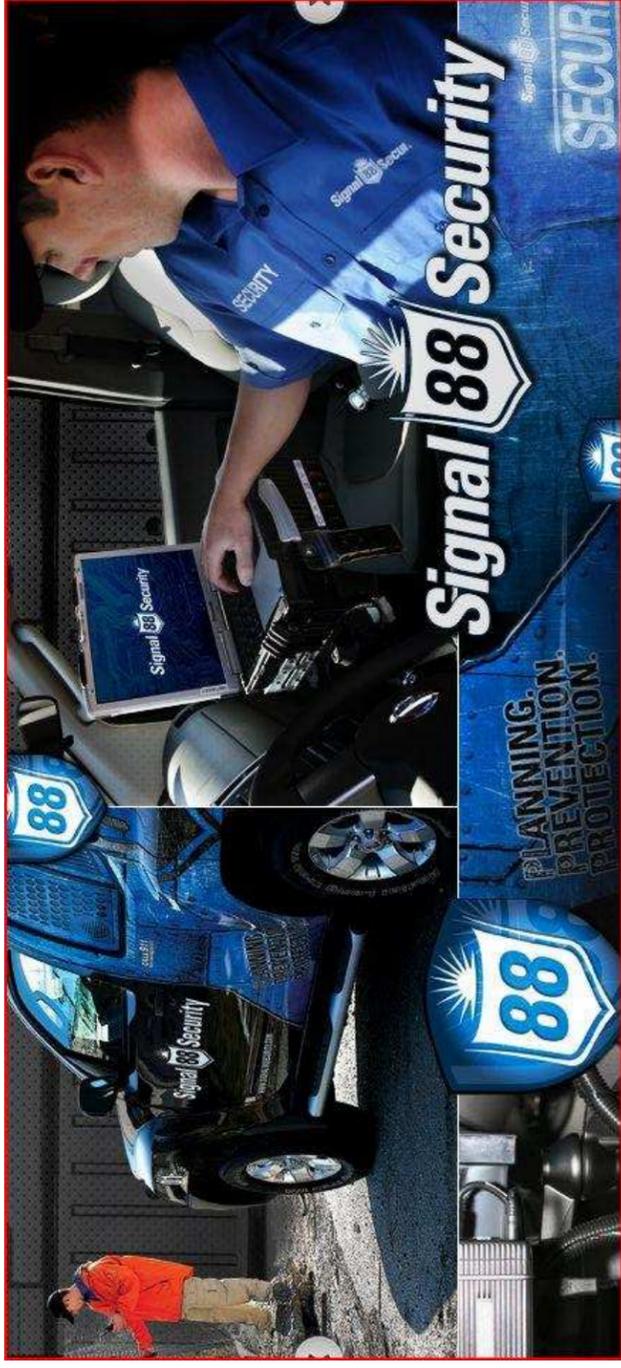
**We'll meet any advertised specials.**

Even great neighborhoods are not immune to crime. A security system will give you your family the peace they deserve. **Call me for an estimate.**

*"I am a security installation professional. Our company is unique because I'm a local company offering big company systems a reasonable price. I offer 24/7 service to all of my customers."*

GREG WEIS

**Call for a FREE consultation - 918-694-6386 - greg@psofo.com**



We are happy to announce that Signal 88 Security has been hired as our new roving patrol security company. **They will patrol through Chimney Hills Estates 3 times 7 days a week. Tours will take place between 6pm and 6am with special attention given to the Darnaby Elementary school area.**

Signal 88 officers are well-trained and highly skilled experts who will be driving high profile SUVs through the neighborhood as a deterrent to crime. The company will post signs at our entrances and we have been given access to a specialized online monitoring system so that the board can track the patrol tours.

**Will they notify the homeowner if their garage door is up?** Yes. We have asked the officers to knock on the door or ring the bell of a homeowner if their garage door is left open. Especially since an open garage door could grant easy access to the home.

## Chimney Hills Estates Community Garage Sale is

**June 11, 2016**

Get ready for our annual garage sale. We will put an ad in the Tulsa World and signs and banners will be at the main entrances the week of the event.

John 3:16 is willing to pick-up good used clothing, furniture and other household items that don't sell.



Watch for more information about the garage sale on Facebook.



### BOARD MEMBER CONTACT INFORMATION:

**Beth Davis** HOA President: Questions on HOA, newsletter and violations  
**Chelsie Sledge** Vice President: Questions on Speed Bumps and Facebook  
**Debbi Laughlin** Treasurer: Questions on Maintenance Fee payments  
**Layne Maestas** Secretary: Questions on meetings, Kid's Parade and CHE Picnic  
**Brian Chapman:** Architectural Chair: Questions on roof approval and lights  
**Susan Kraft:** Landscaping Committee: Questions about landscaping  
**Hoss Stewart:** Security Chair: Questions on security and roving patrol  
**Mark Sole:** Board Director: Questions about 4th of July Kid's Parade

In case of an emergency, call 911 or the appropriate authority.  
**Beth Davis@GoldStarClubs.com**  
**Chelsie1975@yahoo.com**  
**CHEtreasurer@cox.net**  
**Laynemaestas@gmail.com**  
**Bpchapman@att.net**  
**Skaft@socket.net**  
**Stewart51@cox.net**  
**Msole@cityoftulsa.org**

## Chimney Hills Estates Board Meeting Minutes from February 11, 2016

**Attendance: Officers:** Beth Davis, V.P.; Chelsie Sledge, Secretary; Layne Maestas, Treasurer; Debbi Laughlin Directors: Susan Kraft, Hoss Stewart **Residents:**

**Call to order:** Meeting began at 6:06pm at Hardesty Library. A quorum was present.

**Minutes:** Layne Maestas presented and reviewed the minutes from Dec. 10th 2015. They were approved.

**Treasures Report:** Debbi Laughlin said that 604 bills went out for dues and that 276 residents still owed Maintenance Dues at this date. Beth Davis, the new President, was added to the bank account and a dual signature check policy was agreed on.

**Security Report:** Hoss Stewart requested that residents report any issues to the POLICE so we can keep a record of any and all problems. Two mailboxes were run over recently. The current security company, Jarvis, is approximately \$12,000 per year for night patrol from Wed-Sun. only and there is no way to verify that patrols were actually done. Hoss Stewart presented options and comparisons on what other companies offered. Signal 88 Security was approved as our new security company starting April 1<sup>st</sup>, 2016. They will patrol 3 times an evening, Monday-Sun, at \$169/weekly or \$8820/per year. The patrols can be tracked digitally and they also give email reports. Additional options for neighborhood security were discussed, including digital cameras.

### OLD BUSINESS:

**Claim on damaged living fence:** Beth Davis filed the claim caused by a car accident. The driver's insurance will mail HOA a check.

### NEW BUSINESS:

**Process on choosing a new landscaper:** The landscaping committee of Julia Harris and Susan Kraft presented options and proposals from various landscaping companies, along with a comprehensive list of what needed to be done in order to repair and maintain our landscaping and seven entrances. Julia interviewed multiple companies, verified their credibility, and toured the neighborhood with qualified prospects. After discussion, a proposal from Perfection Landscaping for an annual amount of \$17,547, (which was less than we were paying River Oaks), with a bid of \$2250 for rescue/repair was chosen. A motion to terminate the current service of River Oaks was approved. There was discussion about repairs needed to the irrigation system, lighting and electric. Julia and Susan will continue as the Landscaping Committee. They will make recommendations to the board on the repairs that need to be done.

**Reporting Covenant Violations:** Beth Davis made a motion to divide the CHE neighborhood up into assigned sections so that various board members can watch for and report possible violations within their section. After discussion, the motion was not approved. Other methods of watching the neighborhood were discussed. Brian Chapman will serve as Chairman of the Architecture Committee.

**Attorney for Chimney Hills:** Beth Davis made a motion to use the attorney, Marshall Dyer, as our HOA consultant and attorney when needed. The motion was approved.

**Yard-of-Month for April, May and June:** This year, the landscaping committee will choose the winners.

**Events for 2016:** The board agreed to continue the following Chimney Hills estate events:

- Yard -of- the -Month (May, June and July)
- Garage Sale (Second Saturday in June)
- 4<sup>th</sup> of July Kid's Parade
- September CHE Picnic at Hunter Park
- Holiday Light contest

**The following new business was tabled until the next meeting due to lack of time:** Covenant Violation Procedures, whether to use small claims court and an attorney for collection of past dues, and whether we should change the day of the HOA meeting.

**Speed Bumps by Darnaby School:** The board listened to the concerns of a homeowner who is opposed to the installation of speed bumps. The HOA has been informed by the city that they will do a study and then have another meeting for home owners that will be affected to attend. The HOA has no set stance on the issue.

The Meeting Adjourned at 7:43 pm.