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HOA info

Yard of the Month

April-June 2022



A Community Newsletter

Chimney Hills



Baby got back...yard

Neighbors do you feel like your front yard may be lacking but, your back yard is amazing? Well, this year is the time to show it off. We would like to have a Chimney Hills backyard tour. 5-8 homes will be selected for this tour of backyards.

This tour would be one day for a few hours. The selected homes would leave their back yard fence open to the Chimney Hills public on the selected day and time. Showcase your green thumb, and great landscaping ideas. Let everyone oooh and ahhh over your gorgeous yard.

We are hoping to make this an annual event for our neighbors. If you are interested in showcasing your backyard, please submit photos and address to kennedycabori@gmail.com by May 20th to share with a panel who will select the yards.

If interested in helping with this event,
contact Kennedy Cabori at
kennedycabori@gmail.com

The HOA needs you!

Consider joining the Board today

While some are wary to become an HOA board member, others are born to lead. In fact, you may even feel a natural urge to get involved in your HOA board. If you're still in doubt about your decision, let these reasons to serve the HOA board be enough to convince you:

1. Safeguard property value: One of the HOA board's main responsibilities is to maintain and **increase the property values** within the development. They do this by looking after the community with great care.
2. Help fellow residents: Part of the board's job is to hear concerns from residents and, if possible, do something about them. You may not even know that your neighbors have strong opinions regarding a new change in the community until you take a position on the board.
3. Solve problems: Some people have a knack for problem-solving. It's a great skill that shouldn't be scoffed at. In fact, it's a talent that comes in handy in any profession — even more so when it comes to the HOA board. Don't worry, it's not all complaints about trash and noisy neighbors. A problem could be determining how to allocate budget or wildlife concerns.
4. Meet your neighbors: Serving on the HOA board allows you to socialize and network with other people. Getting to know everyone in the neighborhood can be a tough task to accomplish. By becoming a board member, you widen your reach and meet new people.
5. Have fun by getting involved: Although running an HOA is no joke, it can still be great fun. The adrenaline rush after making an important decision, the feeling of triumph following successful negotiation with a vendor, and the sense of fellowship at each community meeting — these are just a few examples of how much you can enjoy serving on your HOA board. It's an experience unlike any other and, truly, one you must try.



Chimney Hills Estates Easter egg hunt was a hopping success!

Kids of all ages joined together to hunt eggs at the Darnaby playground

Fun was had by all

We can't wait to do more family friendly events!



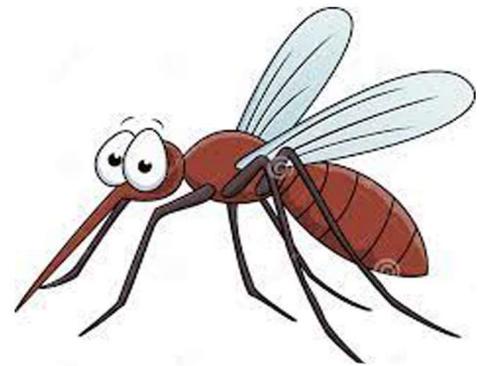
Chimney Hills Upcoming Events

- HOA meeting June on zoom
- Chimney Hills neighborhood garage sale June 11th
- 4th of July Children's parade crescent park (Time to be announced on Facebook)

We love our pets!

Here in Chimney Hills, we have all sorts of wildlife, but our favorite animals are our pets. submit your pets please email a photo and blurb to kennedycabori@gmail.com

Charlie can be seen walking in the afternoons by one of his doting owners. He is such a good boy!



Chimney Hills Neighbor
MOSQUITO SPRAY
No Contracts! Just Results!

Text Chad: **918-760-0322**

Interested in advertising? The Chimney hills newsletter will be released on a quarterly basis going forward. For pricing and options please email KennedyCabori@Gmail.com

HOA Board Meeting Minutes

Minutes of the April 2022 CHE HOA Board Meeting

In Attendance: Officers: Vice-President, James Laughlin, Secretary/Treasurer, Susan Kraft, Publicity Director, Kennedy Cabori

Directors: Lynn Everett, Julia Harris

Attendees: Dorothy and Harold Billings

Call to order: James Laughlin, Vice-President, called meeting to order at **6:00 pm** at Hardesty Library. Quorum was present.

Feb 2, 2022 Board meeting minutes were read at the meeting: Motion to approve CHE HOA minutes by Lynn Everett. **Seconded by Julia Harris. Motion Passed.**

Treasurer's Report: P&L Reports for March 31, 2022 were provided and discussed. **Motion** to accept the Treasurer's Report **by James Laughlin. Seconded by Julia Harris. Motion Passed.**

Landscape Committee Report – Julia Harris

Sylvia and Kent Williams were selected as May 2022 YARD of the MONTH. YARDS of the MONTH are selected in May, Jun, Jul, and Aug of each year.

Discussion regarding Perfection Outdoor Solutions will be mowing common area and will run sprinkler systems MWF. Egan Irrigation will be contacted to check sprinkler systems and Lynn Everett will contact them to check each zone for leaks, sprinkler head damage, etc.

Discussion regarding three bids that were obtained for Powerwash and Staining of Fences at each Entrance. Fences were installed 5 years ago. Bids were provided by Whirlwind Roofing, 91 Services and Perfection Outdoor Solutions. The best bid was \$4000 from Perfection Outdoor Solutions, who is currently our Landscaping Service. **Motion** to accept Perfection Outdoor Solutions bid for \$4000 **by Julia Harris, seconded by Lynn Everett. Motion Passed.**

Publicity Director Report – Kennedy Cabori

Upcoming Newsletters and upcoming events for the summer were discussed.

Upcoming Events – Family at the Park, HUNTER PARK, Saturday May 7, 2022, 2:30p -3:30p. Contact Kennedy Cabori for questions or more information.

Other possible events: Fourth of July, Back to School gatherings discussed for the future. Possible Back Yard Neighborhood tours. Possible neighborhood Zoom meetings, or Live meetings with Microphone for Board Meetings was discussed.

Discussion regarding Process for Handling **Delinquent CHE HOA Dues** Payment. 23 CHE households are delinquent in 2022. 30 CHE households are delinquent for 2022 and prior years. The current process includes 3 letters, first a Dues Letter, then Reminder Letter, then unpaid dues are submitted to an attorney for an Attorney's Letter.

Motion to accept by Lynn Everett, seconded by Julia Harris. Motion Passed.

Discussion regarding Review of current and pass **Covenant Violations**, such as Inoperable Vehicles, etc. Letters are sent to homeowners in violation of Covenants or if homeowners are in Violation to City of Tulsa nuisance and zoning ordinances, then City of Tulsa should be notified by calling the City of Tulsa Customer Care Center at 311 or may be reported online.

HOA Board Meeting Minutes

New Business:

Debbie Laughlin (CHE Bookkeeper) suggested adding a second signer to the CHE HOA Bank Account at Bank of Oklahoma. It was suggested that Susan Kraft, CHE Secretary/Treasurer by added as second signer. **Motion to accept by Julia Harris, seconded by Julia Harris.**

Discussion regarding **PayPal charges** from HOA dues payments online starting in 2022 will be reported as income to the IRS. CHE HOA is a non-profit organization. CHE HOA may need to file a tax return and contractors will need to provide 1099. Discussion with CPA were discussed and recommended. **Motion to approve costs of CPA consultant services by Lynn Everett and seconded by Julia Harris.**

CHE HOA may have excess funds and a discussion regarding ideas to use the additional funds was debated, such as adding Dog Poop stands and backs at Darnaby School yard, increase donation amount to Darnaby School, possible Scholarship, HOA Management companies, etc.

Next Meeting –Jun 28, 2022 possibly by Zoom or Facebook Live.

Motion – Julia Harris moved to adjourn meeting, seconded by Lynn Everett. Motion to adjourn meeting passed. Meeting adjourned at 7:15p

Chimney Hills Yard of the month

Residents of Chimney Hills for nearly 40 years, Jimmy and Karen Freeman were thrilled to be selected for May's Yard of the Month. Lushly manicured fescue grass with not a blade out of place, it's hard not to walk away with a bit of 'lawn envy', but it doesn't end there. Gorgeous deep purple heirloom iris that Karen harvested from her grandmother are just about to bloom, with hot pink dianthus, white dianthus, and ruby red azaleas already showing off their spring colors. Walk or drive by to view this lovely home at 6616 E 88th Street South.



Interest rates are climbing but the market is still extremely active!

Hi, neighbors! Here is the current info on the market here in Chimney Hills Estates for the last 6 months:

0 active
2 pending
14 closed

Average % sold to list price:
106%

Average list price:
\$316,700

Max sold price:
\$405,000

Min sold price:
\$267,000

Average square footage:
2,883

Average price/sq ft:
\$110.37

29 avg days on mkt

Give me a call if you're considering buying or selling!

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How does our HOA work?

Covenants

Homes in Chimney Hills Estates are governed by covenants developed in the early years of the neighborhood.

Covenants are a legal document that govern what you can, can't, or must do with respect to your home. For example, they govern the style of roofing material you can have on your home and the type of fencing that is allowed, among other things.

Neighborhood covenants "run with the land" and are legally binding. This means that they subject the property itself to the conditions or restrictions contained in them. They pass with the land to any subsequent owners and remain binding on each successive owner of the property. Because they are legally binding, the covenants are difficult to change. They require the majority of property owners (one vote per lot) to approve any change. In the case of Chimney Hills Estates, with 611 properties, at least 306 lot owners would have to agree to any changes.

The Covenants for Chimney Hills Estates are set to expire in 2024. However, they will automatically renew every 10 years until the majority of lot owners agree to terminate the covenants and association.

Bylaws

Bylaws govern how a Homeowners Association operates and contain the information needed to run the HOA as a business. For example, the bylaws cover matters such as: how often the HOA holds meetings; how the meetings are conducted; and the duties of the board of directors.

The Bylaws include a definition of "membership" that governs your right to vote in HOA elections and serve on the HOA board. To be a member with voting rights, you must be current on your dues. Therefore, when you acquire property in the neighborhood you are automatically bound by Covenants, but you are not automatically given voting rights in HOA business.

The Bylaws can be changed with a 3/4 vote of general membership attending a duly convened meeting. So, for example, if only 12 people attended a meeting, 8 yes votes (75%) could change the Bylaws.

Duties of the HOA Board

The Chimney Hills Estates HOA board is made up of volunteers who devote their time for the betterment of the neighborhood as well as enforcing covenants. The biggest role of the CHE board is to make decisions on how membership fees are expended.

Landscape maintenance of the public areas of the neighborhood is by far the largest annual expense. Money must also be allocated for utilities such as water and power, the nightly security patrol and repairing and replacing infrastructure such as plants, fences, lighting, and irrigation systems. Other expenses include insurance and the salary of a part-time bookkeeper.

The board has three general responsibilities: maintaining common areas, managing budgets and fiscal responsibilities. Board positions include president, vice president, secretary, treasurer, and general board members. All have equal powers in voting. Each year in December, the board meets to elect new officers and board members. They also set the budget for the new year and may adjust the annual fee that is charged lot owners.

All lot owners in good standing have the right to participate in discussions during membership meetings and have the right to elective office on the board and to serve on committees established by the board.

Any lot owner may bring a covenant violation before the board; however, the board is primarily responsible for covenant enforcement. Typical enforcement action begins with a letter to the offending lot owner reminding them of their legal responsibility to abide by the neighborhood covenants. If no action is taken to remedy the violation within a given period, the HOA attorney will send a letter outlining legal steps the HOA may take to ensure compliance.

The primary goal of the covenants is to maintain the value of neighborhood homes and the quality of the neighborhood. All HOA board members are volunteers and homeowners who live in the neighborhood. Legal action to enforce covenants is always a last resort.

YOUR AD HERE

For pricing and options please email KennedyCabori@Gmail.com. The CHE Newsletter reaches 600 households.