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Jan-Mar 2022

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Kindergarten



A Community Newsletter

Chimney Hills



HOA Fees DUE

Chimney Hills Estates Homeowners Assoc.

7122 S. Sheraidan Rd., Suite 2-431

Tulsa, OK 74133

Don't want to send a check use Paypal instead.

Click the link on the CHE webpage:

<https://www.chimneyhillsestates.com/>

If you have any questions about your account

please send an email to

chetreasurer@cox.net

Landscaping Team Assemble

Making a good first impression counts!

Keeping up neighborhood entryways helps keep property values up, and makes our community more enjoyable

Neighbors who like being outdoors and getting their hands dirty are needed to help maintain and beautify Chimney Hills entranceways.

Volunteers can keep track of "their" entrance to report if something is amiss, like a broken sprinkler head or damage from a car collision. Our landscapers mow and trim shrubs, but but they do not do detail work like weeding and monitoring invading Bermuda.

You can report attention needed and we can work together to keep our entrances beautiful. Perfection Landscape has notified us that Double Yellow Profusion Zinnias (our favorites) will again be available this year and have been ordered for the entrances.

To help out contact [Julia Harris Scotfiddle@aol.com](mailto:Julia.Harris.Scotfiddle@aol.com)

Meet The Board



President: Gary Bray. Gary Moved to Tulsa in 1990 and has lived in Chimney Hills since 1991. He stays busy with his family including his three daughters: Becca, Hayden, Lauren and eight grandchildren. He retired in 2008 from LASMO energy. He was also an Army National Guard member for 44 years retiring as a Brigadier General in 2008.

He enjoys fishing, playing golf and doing handyman projects for his family and his church (Forest Park Christian Church)



Vice President: James Laughlin. maintains the Chimney Hills Estates web page, and serves as moderator of the neighborhood Facebook page. A retired journalist, and graduate of Jenks High School and the University of Oklahoma, James and his wife Debbi have lived in Chimney Hill since 2005.



Board member: Kennedy Cabori is a Pre-k teacher, she enjoys walking at Crescent pond. She and her husband Logan have 3 children Graham, Conrad and Poppy. She also has 2 dogs Heidi and Shadow. She has lived in Chimney Hills since 2017.



Board member: Julia Harris. Julia's professional life is as a musician, performer and educator. In Chimney Hills she works with our landscape maintenance and irrigation companies and watches over our landscaped areas. Julia is a Director of Tulsa Audubon and is in charge of their Educational Outreach. She coordinates the maintenance of 10 acres of wildlife habitat at Hope Unitarian Church and participates in the maintenance of Flycatcher Trail, Tulsa Audubon's outdoor wildlife habitat classroom at Jenks High School.



Board Member: Lynn Everett.



Bookkeeper: Debbie Laughlin.



Board Member: Scott Copeland. Past president

Yard of the Month Help Needed

The Gnome who has been selecting CHE's Yard of the Month winners is retiring. If you have an interest in landscaping, a knowledge of horticulture, or just have an eye for what enhances the look of a property, this could be a volunteer opportunity for you.

Duties include selecting a winner for May, June, July and August, taking pictures of the winning yard, and writing a brief description. You will be provided with a map of the neighborhood and a list of the winners for the last 19 years.

If this appeals to you, please contact our webmaster, James Laughlin: jlaugh@cox.net

We love our pets!

Here in Chimney hills we have all sorts of wildlife but our favorite animals are our pets. We will feature some of these pets in the upcoming newsletters. To submit your pets please email a photo and blurb to kennedycabori@gmail.com

These two dogs love their walks around the block and lots of treats!



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HOA Board Meeting Minutes

Minutes of the February 2022 CHE HOA Board Meeting

The Chimney Hills HOA board met at Hardesty Library on Feb. 22, 2022.

In attendance were board members Gary Bray, James Laughlin, Julia Harris, Lyn Everett and Kennedy Cabori. Absent were board members Susan Kraft and Scott Anderson Copeland, and bookkeeper Debbi Laughlin.

As Susan Kraft was not present, the minutes from the December meeting were not presented.

The Treasurers Report, presented by James Laughlin, was approved without action.

Julia Harris discussed landscaping. She has decided to stop judging the Yard of the Month contest and asked to put a "help wanted" article in the next newsletter seeking volunteers for the task. She also discussed an increase in the contract cost for landscaping provided by Perfection Landscaping. The new contract of \$24,600 was approved by the board.

Harris also discussed the need to stain entrance fences and reported bids of \$6,000 and \$4,000 for the project. Action on this item was postponed until the next meeting.

Kennedy Cabori discussed plans for the newsletter. After discussion, the board agreed a quarterly print version would be mailed to CHE owners and a monthly email update would be emailed and posted on the website and Facebook page. Cabori estimated the cost of printing and mailing the newsletter would be under \$1,000 per issue.

The board moved to remove past President Beth Davis (deceased) as signer on the Chimney Hills Estates Homeowners Association's bank accounts at Bank of Oklahoma. The board moved to keep Debbi Laughlin, bookkeeper, as a signer on the bank accounts. The board also moved to add Gary Bray, HOA president, as a signer on the bank accounts.

The Signal 88 Security patrol was discussed but no changes were made. The board also discussed researching security cameras for entrances. Procedures for complaint notifications were discussed. It was agreed that one warning letter from HOA president would be sent to owners notifying them of any violations of covenants or codes. If no action is taken by the offender, a second letter would be sent by the HOA attorney.

Solar panels were discussed but no action taken.

The board reviewed and voted to accept the budget for 2022. Line items that saw changes included \$5,000 for entrance maintenance and updates; \$25,000 for landscape maintenance and mowing; \$5,000 for landscape other maintenance; \$1,000 for landscape upgrades; and \$4,000 for newsletter printing and mailing.

The board discussed a change in PayPal reporting to the IRS that might impact the HOA's need to file tax returns. It was agreed to begin a search for a tax accountant that would guide the HOA on this process.

The board voted to send reminder letters in March for those owners who have not paid their HOA fees.

Kennedy Cabori also discussed planning for Easter activities sponsored by the HOA.

Under new Business, a proposal to purchase and distribute flags to all homes in CHE was discussed. No action was taken.

Adjourned with no further business.

Darnaby Minute

Chimney Hills HOA helps support our neighborhood partners like Darnaby Elementary. Here is an update from Darnaby Principal Chris Reynolds on how our funds impact the students from the school, along with general updates for the school

The money that was donated in December (\$500 is currently planning to be spent on a base for a glowforge, which is part of an OETT grant written for our Innovation Lab here at Darnaby. The previous gift Darnaby received was spent on equipment for our KDES Broadcast, which is also housed in the Innovation Lab.

Darnaby participated in Read across America week Feb 28th thru March 4th to help raise funds for after school activities. Darnaby is proud to offer the following programs at our school: Accelerated Math, Darnaby Art Factory, Brainiacs Academic Team, Chess Club, Darnaby Diggers, Elements Science Club, KDES Broadcast club, LittleBots, Ranger Robotics, Rangers & Co. Running club, Safety Patrol, and STUCO

Enrollment for the 2022-2023 Pre K and kindergarden is beginning. Children who are four years old and five years old on or before September 1, 2022, are eligible to be enrolled in the Pre-Kindergarten and Kindergarten program at their home school based on space availability. The students must reside with a parent or legal guardian in the Union District. If you already have a student currently attending Pre-K in the Union District, the student will promote to Kindergarten at their home school based on your home address if they complete the school year. Pre-K and Kindergarten are full-day programs. Transportation is not provided for Pre-K students. For Online registration, go to www.unionps.org/enrollment.



Chimney Hills Upcoming Events

- Easter Egg Hunt: 3 PM April 3rd
(Rainout day on the 10th) at Darnaby playground
- HOA meeting: 6:30 PM April 26.
Hardesty Library
- Chimney Hills family playdate at Hunter park come meet your neighbors. May 7th at 2:30 weather permitting.

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

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