



The Turtle Creek Times

SPRING 2011
APRIL-MAY-JUNE 2011

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FENCES

2011 Dues are Due

Dues become due and payable beginning May 1, 2011. Please make checks payable to Turtle Creek Homeowners Association

You can either Mail it or drop it off at 1224 South Chestnut Ave. YOUR \$ goes a long way

[see remarks on Page 2](#)

Turtle Creek's Spring Home Owners Meeting

April 12, 2011

7:00pm

1400 S. Chestnut Ave.

election of officers

problems and corrections

In the Air?

The phone has been ringing of the hook with problems this Spring, so I thought that I would address some of them right here,,so hang on!

Fences:

The misconception concerning "whose fence" is this? Some property owners mistakenly believe that if the "smooth" side of the fence is on "their" side then that fence is "theirs". While others believe that if the "ruff" side is on "their" side then the fence is "theirs". Nothing could be further from the truth.

Were you there when the fence was put up? Did you pay for the entire fence? Did you split the cost of the fence with your neighbor? If you purchased the home and the fence was already there were you informed by the previous owner whose fence it was?

These are just a few of the questions that come up from time to time and really get to be a "challenge" to answer.

The best answer is simply this,,did you pay for the fence? If you did, then the fence is YOURS. Did you split the cost? Then the fence is both yours and your neighbors.

Now, lets tackle another problem. What if you don't know and your neighbor does not

know either AND the fence is falling down rotten. Here, there are two paths to explore. One (and sometimes the easiest) is to see if YOUR neighbor wants to share in the replacement cost. IF you are met with a stern "NO" you can follow the second path and that is to simply have a new fence installed inside YOUR property line and just leave that rotten fence alone. When this is the only path left, YOU will get the smooth side on your side.

The fencing company that you chose must make certain that THEY install YOUR fence just inside YOUR property line.

While this path does not get rid of that rotten fence (the rotten fence is just on the other side of YOUR new fence) but YOU know for certain whose fence that is now.

There are chemicals available at your favorite Plant and Garden store that will keep grass and weeds from going between your "NEW" fence and that "Rotten" one.

Remember, this is now YOUR fence and your neighbor cannot "hook" on to it without your permission, nor can anything be hung on it without YOUR permission. Should this question come up,,this is where you hold out your hand for their fair share of the cost of that "NEW" fence.

Problem solved. Another fence problem that

I hear about is this.

The neighbors Tree, scrubs, vines and such are climbing over the fence and into my yard. Can I cut them back?

Short answer is "YES". Anything that is inside YOUR "air space" YOU can cut back to your neighbors "air space".

"Air Space" is a line that begins at ground level and flows straight up to space. This is YOUR "air space". You, by default, grant the government the right to fly through your "Air Space".

The BETTER answer is to try and work out an arrangement with your neighbor to "trim" those trees, scrubs, vines and other stuff or ask permission to trim them yourself. This way no one gets angry or upset.

Problem Solved!

Another problem is "My neighbor has a pool that has "black" water in it ALL the time". The City of Broken Arrow will help with this one. "Black or Green" water is a health issue. The City will insist that the pool be fixed or drained or torn down. "West Nile" virus can come from this situation and the City cuts NO slack here at all.

See page 2 for one more

Please visit your web site at www.TurtleCreekba.com

DUES: DIG DEEP-PLEASE

Please visit **YOUR** web site at
www.turtlecreekba.com

for comments concerning your dues and what it means to Turtle Creek

Beware
The comments there are very direct.

The lack of your payments puts a burden upon everyone else to get things done but does not reduce the expectations of anyone for the appearance of Turtle Creek or to take care of problems that come up

We know that this economy has put a strain on Everyone's budget, but if you want to keep Turtle Creek looking great and doing all the projects that we have, each of us has to pay our fair share. Please dig deep and help YOUR neighborhood look GREAT

NEW Feature!

A BRAND New Feature has been added to YOUR web site at
www.turtlecreekba.com

It is called
"Service Providers"

This is a list of **"Service Providers"** with those that live here in Turtle Creek being listed first and others in the same field listed second and so on. If you have a **"service"** that you would like to have listed here please go to the web site and follow the instructions.

FENCES AND MORE (CONTINUED FROM PAGE ONE)

Another caller asks..

My neighbors backyard has weeds waist high, trash and junk stacked all over the place. What can I do?

Again, the City of Broken Arrow will help with this issue also. I have already had this problem somewhat resolved by

the City as well as a letter and visit from the Homeowners' Association. Once again the City cuts NO slack in this situation either. The Home Owner is given about 10 days to 2 weeks to clean it up or the City will, under order, send a crew out to clean up the mess and then place a lien on the property in the amount

they consider "fair". That amounts to the time spent by the City to perform the clean up and that can and does get to be very expensive.

The City will give the Home Owner a given length of time FIRST to clean it up before they seek an "order" to have the City do it and they must

prove that the situation does pose a "health hazard". (mice, rats, mosquitoes, snakes, etc.)

When they have this determined, the City will go to work to clean it up and charge the owner with the cost

PICTURES OF THE SNOW



Real Estate Market UPDATES

are now available for Turtle Creek when compared to Wedgewood, Quail Run and Country Aire. This is provided so that you can see how we compare with the others.

"market updates"
at

www.TurtleCreekBA.com

REAL ESTATE

About the time YOU think that the Real Estate Market has rolled over and died, it comes back very strong!

January was pretty good as the chart shows you on this page.

February was anything but a success. With record breaking snow fall and record breaking low temps for the first 2 weeks of the Month, little to nothing happened. But then again, NOTHING much happened anywhere for about 2 weeks except play in the snow and try to find food.

March came back STRONG and when the numbers do come in we expect to see a pretty good increase in the sales!

Judging by the numbers and phone calls March will be strong.

Everyone, everywhere is reporting strong activity but then again, when you are in the basement of production anything is better than what you have at the moment.

Open houses on Saturday

ALL information is gathered from Tulsa MLS and is current as of the dates posted. Information from Tulsa MLS is deemed reliable but not guaranteed

<https://www>

Tulsa MSA*

2011 January Home Sales

Home Sales Residential Listings	Jan. 2011	Jan. 2010	Revised *Dec. 2010
Listings Processed	1,879	1,698	1,549
Year-to-Date	1,879	1,698	23,171
Number of Houses For Sale on Last Day of Month	6,441	6,042	6,462
MSI +	7.8	8.8	10.5
Month's Inventory	8,341	7,620	8,267
Pending Contracts	828	689	615
Residential Closings	529	494	664
Year-to-Date	529	494	9,476
Average Sales Price	\$150,350	\$141,430	\$159,264
Year-to-Date	\$150,350	\$141,430	\$154,364
Median Sales Price	\$125,000	\$118,000	\$128,450
Total Value Sold	\$74,543,021	\$63,149,809	\$93,093,307
Year-to-Date	\$74,543,021	\$63,149,809	\$1,330,657,108

* (Metropolitan Statistical Area) which is defined as a standard government based area. This area currently includes seven counties: Creek, Osage, Tulsa, Rogers, Wagoner, Pawnee, and Okmulgee. + Months supply of inventory.

and Sunday are seeing a lot of traffic through them with some of that traffic coming to a contract.

The rates are still very low but the qualifying process for a loan is very strict with a lot of Buyers failing to qualify. Credit scores must be in the 620 range or higher and even then late pays can cause you to not get the loan. This process reminds me of what it was like way back in the early 80's.

Now once we get you past the approval process the next bump in the road is the ap-

praiser. With their files being audited quite often, they are very careful about giving a home a value without a lot of information to back it up.

What is making up a lot of our market right now are "short sales". A short sale is a home that we are selling at a price that is less than what is owed on it. These homes now represent about 20% to 25% of our inventory now with homes that are already foreclosed upon making up another 5% to about 10% of the

current inventory. These homes are the competition but in most cases require a great deal of repair and/or updating due to lack of care, so they do in some ways compete if only in base pricing.

Many people do not know that there is a way out if you get in trouble with your mortgage and that is called

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April 2011

	When you can! Apply a good weed control during this month	Start adding mulch to your flower beds	Try to hold off until about the 15th to put in your flowers	Put down some 10-20-10 fertilizer now to get lawn moving	1	2
3	4	5	6	7	8	9
10	11	12 Home Owners meeting at 7pm at 1400 S. Chestnut Ave	13	14	15 PLANT Flowers should be OK now!	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

MAY 2011

1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30 Memorial Day	31				

June 2011

			1 LAST DAY of School!!	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21 First Day of SUMMER!	22	23	24	25
26	27	28	29	30		
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday