



The Turtle Creek Times

WINTER/SPRING
JAN-FEB-MARCH 2011

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CHRISTMAS IN TURTLE CREEK

Once again, Turtle Creek came through!

A great number of homes were lit up for the Season and Turtle Creek was beautiful again this year.

We had great weather this Christmas season for decorating and it showed up by the number of homes that were decorated this year and with many coming up with new ideas and MORE lights. Remember all the ice and snow of last year at this time?

Chestnut was a glow from 81st all the way to Oak Ridge as well as many



other streets. The Judges (from 'Quail Run' this time) took about 2 hours to come up with the winners. They are now posted at your web site, along with a large number of other homes that were decorated, (www.turtlecreekba.com) and there are signs in the winners front yards. What was so nice about

this year, was the number of homes that simply put up something, instead of nothing. In a year of down turns and a lot of people having to make major adjustments in their life styles, it was very refreshing to see so much attention paid to a very special Holiday. Even more refreshing is that we have NOT heard of one single incident of anyone reporting damages or theft, including the entrances! Now, isn't that nice!

We had Tour Buses and many cars coming through. It was great! Let's get ready for next year.



Please visit your web site at
www.TurtleCreekba.com

2010 Dues are Due

Dues become due and payable beginning May 1, 2010
Please make check payable to [Turtle Creek Homeowners Association](http://www.turtlecreekba.com)

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
special guest
problems and corrections

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 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.

DRIVEWAY WORK

With all of our homes at least 30 years of now, one the things we are seeing are "cracks" in the driveway.

YOU can help prolong the life of your driveway by "sealing" those cracks with products from just about any Hardware store. Those products range from a

"vinyl" concrete that can be spread very thin to a "Concrete Caulk" that can be used to fill in those cracks.

What is important is to realize that water is the problem and that water is looking for a "place" to go. Those cracks in your driveway is the place water gets into. During the

Winter the water freezes and "pushes" up and out on those cracks making them larger and larger with each freeze. Pretty soon you have a real "cracked up" driveway. When the weather permits, seal those present cracks to prevent them from getting bigger and causing others to form.

If your driveway is "flaking" a short term fix is to "seal" it with something like "Thompsons Water Seal" or some other products like this.

At this time of the year, try to get it done when the weather permits.

YARD WORK AND HOME WORK!

Not much can be done this time of the year to your lawn but there is another item that you do need to be checking on and that is your foundation.

With this extended dry weather the soil becomes too dry and begins to shrink, allowing your foundation to move. This movement will cause "cracks" to form from the movement of your "stem walls". This damage

can be quite costly to repair. The average cost of per "pier" to stabilize your foundation is about \$500.00. NO piers should ever be installed without first having a license "Structural Engineer" examine you home. The charge for this service is around \$250.00 to about \$400.00 for a WRITTEN report. This report will instruct the company installing your piers, if they are needed, where to

place them and the type of piers they are to be.

This problem, if it should occur, will NOT go away and in most cases will only get worse.

In some cases though, this situation might have been avoided by simply keeping your foundation "watered". **Keep up this the weather, it does affect your home.**

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

Just watching the Real Estate here in Tulsa will make your head swim!

We are still selling homes but the speed in which they are moving will make a snail look like an "Indy" speed racer.

There are still many Buyers running around and with all of the other Realtors that I have come in contact with, there is lots of interest but little movement in the actual buying process.

In other words, we have lots of lookers but not many are buying, as this chart on the right shows.

When closed production is compared with October 2010 to October 2009 being off about 47%, you just have to ask yourself, what is it going to take to make things happen.

You also have to look at the "Market Time" going from 5.9 months to 11.5 months. **Now that** is a significant change in marketing time.

The one thing that is kind of in question is that the average

October 2010 to September 2010.

The one thing we cannot blame this down turn on is the weather.

What We have been told,

What I do know is that the traffic at "Open Houses" is very strong and that our phones are ringing and we are Selling homes, which leads us to believe that just maybe, the worse is behind us and that the Sun will once again shine on the Tulsa Real Estate Market

Tulsa MSA*
2010
October Home Sales

Home Sales Residential Listings	Oct. 2010	Oct. 2009	*Revised Sept. 2010
Listings Processed	1,784	1,821	1,793
Year-to-Date	20,114	19,294	18,330
Number of Houses For Sale on Last Day of Month	7,444	6,177	7,612
MSI +	11.5	5.9	10.1
Month's Inventory	9,396	8,145	9,618
Pending Contracts	646	1,050	755
Residential Closings	630	1,109	766
Year-to-Date	8,193	9,422	7,563
Average Sales Price	\$153,846	\$145,979	\$158,033
Year-to-Date	\$153,258	\$151,924	\$153,193
Median Sales Price	\$127,750	\$125,000	\$132,000
Total Value Sold	\$90,804,450	\$144,513,553	\$112,258,833
Year-to-Date	\$1,147,209,120	\$1,270,730,492	\$1,056,404,670

* (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.

8 December 2010

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\$19.9
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Your Board of Directors for Turtle Creek

Art Jiles
President
1224 South Chestnut Avenue
918.258.2298
artjiles@artjiles.com

Pat Carr
Vice President
1400 South Chestnut Avenue
918.258.8818
Carter.carr@cox.net

Merle Fritz
Treasurer
2221 West Louisville Street
918.251.4392
amfritz@fastmail.fm

Secretary
Open

Chris Rear
Director
701 South Chestnut Avenue
918.258.2751
c.rear@cox.net

Kelly Kummers
Director
1112 South Chestnut Avenue
918.252.6570
Kelly.kummers@hilti.com

Annie Cornell
Director
1208 South Chestnut Avenue
918.251.1504
acor1962@cox.net

Tim Meador
Director
2209 West Knoxville
918.636.4961

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

price has gone UP. We believe that is due to the fact that quite a few of the more expensive homes have finally sold and those were done at some fairly strong discounts.

Remember we are comparing October 2010 with October 2009 numbers and NOT with

according to the "experts", is that 2011 should be a "flat" year. A "flat" year in this case, will be an improvement over 2010.

Who ever thought that we would refer to a "flat" year as an improvement.

January 2010

When you can! Apply a good weed control during this month						1 Happy NEW YEAR!
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	31					

February 2011

Last chance! Apply a good weed control now to stop those weeds this Spring		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21 NO School	22	23	24	25	26
27	28					

March 2011

Apply a good 10-20-10 fertilizer now to get grass ready for spring "green up"		1	2	3	4	5
6	7	8	9	10	11	12
13 Day Light Savings begins	14	15	16	17	18	19
20	21 Spring!	22	23	24	25	26
27	28	29	30	31	It is hard, but wait until about April 15th to plant your plants	About April 15th put those flowers in the ground!
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday