



The Turtle Creek Times

SPRING 2014
APRIL-MAY-JUNE 2014

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A VERY SPECIAL THANKS

2014 Dues are Due

Dues become due and payable beginning May 1, 2014
Please make checks payable to Turtle Creek Homeowners Association

You can either Mail it or drop it off at 1224 South Chestnut Avenue YOUR dollars go a long way Thank YOU very MUCH!

Turtle Creek's Spring Homeowner's Meeting

NEW MEETING LOCATION!

**1224 SOUTH CHESTNUT AVENUE
 APRIL 22, 2014
 7:00PM**

**Election of Officers
 VACANCIES that NEED TO BE FILLED
Treasurer
Secretary**

**It is not hard work and only takes a couple of hours a few times a year. Pay is good too. (you're free)
 Refreshments being served!
 COME MEET YOUR NEIGHBORS**

Merle Fritz

This page is dedicated to the quiet man that has been our **Treasurer** since we became a Mandatory Homeowner's Association way back in 2001.

Merle set up the entire **Treasurer** system, kept up with dues, the payments of those dues, paid the bills as they came due, let us know when we could install new lights, fix the entrances signs, plant scrubs, mow and maintained the areas around Turtle Creek.

willing to do what must be done for the better of the "family".

Merle and Anita will be greatly missed as they were a strong factor in making Turtle Creek what it is today.

Tim Meador, a Turtle Creek Director, recently sold his home and has also moved out to the country and he and his wife, Mandy, will be greatly missed also.

Why do we mention these people?

These people like 99% of the people that live here in Turtle Creek, are the heart and sole of this wonderful addition. Always taking great pride in their home year round and always willing to lend a hand to anyone here that might need some help. They took the time to make Turtle Creek home and also took the time to make Turtle Creek a safe place to be at any time, day or night.

After a long and very cold winter we all finally get to get back out in our yards and see each other once again and get our updates from the winter. The warm sun brings out the best, the walkers, the yard keepers, the car washers and bike cleaners or those of us that just piddle around in the garage and wave and/or talk to everyone that comes by.

It's rare to have so many fine Homeowner's in one place that are all proud to call Turtle Creek home. Now that is just pleasant.



Merle and Anita Fritz home. Keep an eye open, as this jewel will be coming on the market shortly

Merle always remained "on even" with any event but did not hesitate to voice his valued opinion if he thought he was right and especially when he thought it was wrong. That opinion was something that I came to value.

He has spent many "free" hours doing his thankless job, receiving only the joy and satisfaction of knowing he gave it his all year after year and knowing that he did it right.

But time marches on and situations change so **Merle and Anita** are making a move to the Denver area to live closer to their Children and Grand Children.

You have to admire anyone that is

Don and Nancy Moody, long time residents of Turtle Creek, have sold their home here also and are moving to a new home in Wagoner county. Their home, at the corner of Memphis Place and South Beech Court, is a "show place" and just about every year received the "yard of the week" award.



Don and Nancy Moody home. Already Sold! Beautiful!

ENTRANCES AND MORE

Keep an eye on the Entrances.

Turtle Creek will be making improvements to the Flower Beds at the West Louisville Street and the West Oak Ridge Street this Spring and Summer to make them more colorful than ever.

Turtle Creek has reported to the City of Broken Arrow several areas of the streets that need to be fixed.

Please remember that the Turtle Creek Homeowner's Association Spring Meeting place has been changed to

1224 South Chestnut Avenue
7:00PM
APRIL 22, 2014

The Garage Sale Date this year is

SEPTEMBER 20, 2014
STARTS AT 8:00AM
ENDS WHEN YOU ARE SOLD
OUT

REAL ESTATE NEWS:

The Real Estate Market is very strong this Spring and the Biggest problem

facing REALTORS is that there are NOT enough homes on the Market to sell. What is going on the Market is being sold right away and at about 96.19% of the Listed Price.

Here in Turtle Creek, we at one point, had 7 Homes on the Market and in a matter of about 3 days, they were all under contract and scheduled to close. The average

Let's hope that we don't see anymore of this for a long while



time on the market in the entire MLS system is now down to around 59 days and the inventory of homes available to sell, from this January to last January is down more than 9%. Moths supply of homes is down over 16%. In other words, this is becoming a "Seller's Market" and it is about time! The interest rates are still very low also.

Concerned about?

Have you been concerned about the recent rash of Utility Trailers, Boats, Work Trailers, RV'S and Dead Cars in driveways and backyards that are beginning to pop up in Turtle Creek?

Well, so have a lot of your Neighbors. The Emails are coming in, as are the phone calls. The City of Broken Arrow is not taking this situation lightly. They have begun a campaign of Polite requests to remove those items and have now gone so far as to issue citations with fines to those that still violate this City Code.

In Turtle Creek, the Covenants plainly state that none of the above may be parked in the driveway but must be behind a Fence, on a Concrete Pad, completely out of view.

This can be found on PAGE 2 of 8, Paragraph J.

The Homeowner's Association is working hand and hand with the City to correct this eye sore situation. These eye sores do devalue the named property as well as the neighborhoods value.

To view those that have been reported to the City please visit www.turtlecreekba.com, scroll down to "Homes that have been reported....." Here you can see the pictures of those homes reported to the City of Broken Arrow

Have you checked out YOUR web site at www.turtlecreekba.com

There 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. There are also many areas to checkout here, such as back copies of the Newsletter, dues reports, check book balance reports, places to see as well as many other items to visit PLUS some very special stories about your neighbors

SOME STORIES WITH LESSONS

STORY:

An old man, a boy and a donkey were going to town. The boy rode on the donkey and the old man walked. As they went along they passed some people who remarked it was a shame the old man was walking and the boy was riding. The old man and the boy thought maybe the critics were right, so they changed positions.

Later, they passed some people who remarked, "What a shame; he makes that little boy walk." They then decided they both would walk.

Soon they passed some more people who thought they were stupid to walk when they had a decent donkey to ride. So they both rode the donkey.

Now they passed people who shamed them by saying how awful to put such a load on a poor donkey. The boy and the old man said they were probably right, so they decided to carry the donkey. As they crossed the bridge, they lost their grip on the donkey, and he fell into the river and drowned.

LESSON: You can't please everyone, so don't even try.

STORY:

A frog asked two geese to take him south with them. At first they resisted; they didn't see how it could be done. Finally, the frog suggested that the two geese hold a stick in the beaks and that he would hold on to it with his mouth.

So off the unlikely threesome went, flying south over the countryside. It was quite a sight. People looked up and expressed great admiration at this demonstration of creative teamwork.

Someone said, "It's wonderful! Who was so clever to discover such a fine way to

travel?" Whereupon the frog opened his mouth and said, "It was I," as he plummeted to the earth.

LESSON: There is no "I" in Team.

STORY:

President Abraham Lincoln was once criticized for referring to the Confederates in kind terms. A critic asked the President how he could speak generously of his enemies when he should rather destroy them.

"Why Madam," replied Lincoln, "do I not destroy them when I make them my friends?"

LESSON: Keep your friends close, but keep your enemies closer.

STORY:

An Empress with no children decided to hold a competition to determine who would succeed her when she died. She summoned all the children in the city to her palace and gave each one a seed. "Plant this seed, care for it, and in one year bring back the flower that grows from it. Whoever brings me the most beautiful flower will be the next Empress.

One young girl planted her seed in a pot and watered it every day, but nothing grew. At the end of the year she was devastated, but on the day set for inspection of the flowers she picked up her pot and carried it to the palace.

All the children brought colorful, vibrant flowers, but the Empress only glanced at them. She walked straight to the young girl and smiled. "All the seeds I gave you had been boiled and were dead. Only you were honest enough to bring back the original seed I gave you. You will be a just and wise

Empress."

LESSON: Tell the truth, even when it seems easier not to.

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

Treasurer
OPEN

Secretary
OPEN

Director
OPEN
(really need 5)

Director
Kelly Kummings
1112 South Chestnut Avenue
918.252.6570
Kelly.kummings@hilti.com

Your talents are needed to fill the positions listed above.

This does not require much of your time and YOU could be a HUGE part of what it takes to make Turtle Creek a Great Place to live and raise a family!

APRIL 2014

Clean out those flower beds, get ready	Apply weed control to lawn	1 April FOOL'S DAY	2 Bermuda grass should be cut close to allow for warming of ground and quick green up	3	4	5
6	7	8	9	10	11	12
13	14	15 TAX DAY DEADLINE	16 START YOUR SPRING PLANTING	17	18	19
20 apply a good 10-20-10 Fertilizer for balanced growth	21	22 SPRING HOMEOWNER'S MEETING 7:00PM	23	24	25	26
27	28	29	30	NEW ADDRESS FOR HOMEOWNER'S MEETING 1224 SOUTH CHESTNUT AVENUE 7:00PM-April 22, 2014		

MAY 2014

4 apply a good 33-0-0 for quick growth BUT water, water, water	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 Last day of School!	31
Memorial Day Weekend May 24, 25, 26, 2014						

JUNE 2014

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	Plan on some day trips right here in Oklahoma or western Arkansas They are always a lot of fun		Take a quick 3 day weekend to Northern New Mexico or Southern Colorado. There is a lot to see in these areas.	Take a day trip to OKC to see Bricktown, the Memorial, the Cowboy Hall of Fame, Frontier City. Take 66 all the way, see Bristow, Arcadia, the Round Barn, POP'S and a whole lot more. This is a real fun Trip for you and all ages of Kids.	
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday