



## Our Friend Connie

By PPS HOA Board

Anyone who has moved into Park Plaza South since 2000 knows about Connie Thies, a founding HOA board member and long standing Committee Chair of the Welcome Committee. On March 3, 2008 Connie Ruth (Cooper) Thies lost her long battle with cancer.

Connie was born August 20, 1941, the daughter of Carl B. and Ruth Neal Cooper, in Mattoon, IL. She graduated from Windsor High School in 1959 and attended Southern Illinois University where she met her husband, Leonard Ray Thies, of Campbell Hill, IL. They were married on April 26, 1963, in Du Quoin, IL, and loved each other for more than 44 wonderful years.

Connie enjoyed making a difference in the lives of others. She volunteered with The Little Lighthouse; the Park Plaza Homeowner's Association; Hillcrest Hospital Hospice; ministries of Grace Church, through Loaves and Fishes; Helping Hands and in the church bookstore.

As Welcome Committee Chair for the Park Plaza Homeowners' Association, she acquired and distributed bread and welcome wishes to our new neighbors. Her positive energy, faithful spirit and loyal friendship will be sorely missed. From her we learned strength and grace. We are richer for having known her, and while we mourn the loss of our friend, we celebrate all that she brought to the lives of everyone who knew her.



In lieu of flowers, the family suggests memorial contributions be made to the Mary Kay Ash Charitable Foundation at [www.mkacf.org](http://www.mkacf.org) or mailed to P.O. Box 799044, Dallas, TX, 75379-9044 with the specification "Cancer Research".

## What is the "M.E.T"?

The Metropolitan Environmental Trust, (M.E.T.) is "*Your Environmental Authority*"

The M.E.T. provides area residents with a wealth of information about recycling and environmental concerns. It encourages, educates and facilitates recycling by coordinating and promoting recycling and environmental events in the metropolitan Tulsa area.

Last year, M.E.T. recycling centers collected 71,000 pounds of aluminum cans, 361,000 of cardboard, 2.2 million pounds of newspaper and 341,000 pounds of plastic. In 2007, The M.E.T. celebrated 20 years of providing Tulsa area residents a way to recycle.

The collection centers accept container glass, plastic bottles #1 and #2, aluminum cans, newspaper, office paper, magazines, oil and antifreeze, eyeglasses, household and auto batteries. Residents can drop off recyclables 24 hours a day, 7 days a week.

**Note: Oil, antifreeze and batteries must be dropped off during attended hours. Visit [MetRecycle.com](http://MetRecycle.com) for hours of operation.**

For any questions: [MET@metrecycle.com](mailto:MET@metrecycle.com) or call: 584-0584 / All M.E.T. centers are open 24 hours a day, 7 days a week; however not all hours are staffed. M.E.T. Center locations: [3495 S. Sheridan, 81st & Lewis](#) (north Side of Wal-Mart), [51st & Union](#) (at Warehouse Market) [21st & 129th](#) (Aldi Parking Lot), [Admiral & Louisville](#) (Piggly Wiggly)

### Park Plaza South HOA—Organized and Operated by Neighborhood Volunteers

"The association is organized and shall be operated as a not for profit corporation exclusively for the charitable purpose of improving and beautifying the neighborhood, educating members in the prevention of residential crime and vandalism, and improving neighborhood and community relationships and the environment."

**Our fiscal year begins May 1, 2008—membership dues invoice will be mailed to every resident in Mid April. Dues for 2008 are \$50.00 and can be paid at any time. Seniors will receive a 10% discount on annual dues. Mail checks to: Park Plaza South HOA, PO Box 470064, Tulsa, OK 74147-0064**

# Neighborhood Garage Sale April 26, 2008

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It is time for the Park Plaza South springtime cleanup! This is our annual "Spring Clean Up and Garage Sale" Event. Homeowners who wish to participate are responsible for their own yard signs. The HOA will advertise the event for Saturday 8:00am start time, but many people have held multiple day sales in years past, that is up to you.

Mark your calendars—**Saturday, April 26, 2008—Garage Sale Day.**

We plan to have trash **dumpsters at the pool parking lot May 3rd & 4th**. These containers are for residential use only and should **not be used by contractors or for remodel debris**. **Please do not place hazardous or inappropriate materials in the dumpsters**. The containers are provided free, subject to availability, by the city and we have limited space available—when they are full they are full!

The Homeowner's Association will put up signs at the entrances the Tuesday before the event and purchase a classified ad in the Tulsa World to support the garage sales—you are responsible for placing your individual yard signs and directional signs at the corners to guide traffic to your individual sale.

This has been a very successful event in the past and we expect it will be even more profitable this year. If you have questions call Sheila Catterton at 481-3466—chairperson of the 2008 Park Plaza South Garage Sale Event.

## Park Plaza South Street Rehabilitation 2008

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On Monday night, 3 March, The City of Tulsa conducted a public meeting to provide information to residents for the street rehabilitation project that will be underway July 2008. Residents on all affected streets were sent a notice by the city prior to the meeting. The project is a result of the 2003 GO bond issue that was lobbied for by the HOA. We estimate that about 30 residents attended. Each affected street will be finished before another is started. There will be some utility work, particularly water lines along S. 77<sup>th</sup> E. Ave. Once the street pavement is torn-up, the contractor has 21 days to reinstall.

As curbs are replaced, residents will work with the contractor to deal with sprinkler lines, mailboxes, driveways, etc. In some places, the city may come back as far as 12' from the curb, which is your property line with the street. In other places, it may be just enough to form the curb. For the driveways, the return to the street will be removed and rebuilt. A temporary access will be provided by means of a gravel drive. Deliveries such as trash and mail are not expected to be disrupted.

There will be a second meeting for us to meet the contractor, prior to the start of construction.

If you have drainage problems, please speak up. Michael Mills will try to relay the problem to the city officials and seek a remedy while the crews are working in our area.

Michael Mills is our board appointed city liaison and a member of a three person street rehabilitation committee put in place by the HOA to communicate our ongoing needs to the city and to oversee projects like this one. For more detailed information or to address a drainage issue on your street please contact Michael Mills at 918.252.5213 or Michael.G.Mills@sbcglobal.net

## Storing Household Pollutants—Safety TIPS

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- Keep substances in original container and make sure label is attached.
- If the container starts to leak, enclose it in a larger container, clearly labeled.
- Maintain a list of stored hazardous products with name of product and date of purchase.
- Most items should be stored in a cool, dry place, but read label for instructions.
- Do not store flammable materials near your water heater or furnace!
- Keep incompatible chemicals separated. For example, accidentally mixed HTH chlorine and motor oil can cause a fire.
- Periodically check containers for deterioration.

**If you are unsure of your storage situation, call the experts:**

**Fire Department Hazmat Unit: (918) 596-1255**

**Tulsa City-County Health Dept.: (918) 582-9355**

**Industrial Pretreatment: (918) 591-4378**

# Things you should know!

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**Curbside Recycling:** You can have the convenience of a twice-a-month curbside recycling service, by adding \$2 a month to your city utility bill. Your recyclable newspaper, junk mail, magazines, office paper, plastic, glass and aluminum will be collected (curbside) by the City's contract hauler, Tulsa Refuse Incorporated (TRI). Your first green bin is free. You also may purchase a second bin for \$4, a lid for your bin for \$3, or a wheel kit for \$4.

No sorting is necessary. Simply put all recyclables in your City-issued green bin and put it on the curb by 6:00 am on your scheduled recycling days (2x per month). You can recycle glass, plastic, aluminum and newspaper—for more information, or to sign up for this service, call 596-9777 and remember, REMOVE YOUR LIDS! Materials with food or beverage resin and lids will contaminate a whole batch of recyclables.

**Solving Problems:** Most neighborhood complaints and problems fall under the umbrella of the City of Tulsa's existing codes and ordinances which can and have been used to resolve problems. We ask that you follow the following steps when you believe a violation has occurred. First, talk to your neighbor to let them know you are concerned. If your conversation is ineffective send a written notice to them regarding the violation and copy the HOA board. If both of these efforts fail you should then contact the City of Tulsa Code Enforcement by calling the Mayor's Action Line at 596-2100. Your call will generate the opening of a case. Get the case number to the HOA board so that we can follow up with they city to expedite a resolution. A complete listing of all ordinances is available on line <http://www.cityoftulsa.org/community/neighborhoods/> or get a list of the Top 10 Code Violations from one of your HOA board members.

**Protect Your Pets:** Please keep your pets indoors or contained. This includes cats. Our neighborhood cat rescue is feeding many strays now. Strays spread disease to domestic animals and breed other strays. Help control the pet population in our area.

**Our Trees:** Untrimmed broken limbs that hang over the street could be very dangerous. If they fall on a car or an individual they may create a liability. Trees are a huge asset to our area. Preventive care and maintenance extends the life of a tree.

**Ice Storm Debris Removal:** The city has made its last pass through the neighborhoods to pick up debris from the ice storm. Removal of any debris still remaining in the front yards is now the responsibility of the homeowner. Continuing to keep this piled up at the curb or on the front lawn, besides being unsightly and a particular eyesore for our neighborhood, is a magnet for pests and rodents and should be removed.

## General Meeting—May 8, 2008

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Join us at our annual meeting on Thursday May 8, 2008 7:00 pm at Grissom Elementary School Library.

Our agenda will include:

- Budget and expense recap
- Review of past accomplishments
- Needs Assessment survey results—top priorities for Park Plaza South HOA members
- General goals and ideas forum

Your input is vital. Look for our NEEDS ASSESSMENT SURVEY in your April invoice mailing OR find it online at [www.parkplazasouth.com](http://www.parkplazasouth.com)—completed surveys can be mailed or faxed to the PPS HOA Board directly at 491-0375 !

## Board Considering Security Cameras at Entrances

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Neighborhood security continues to be one of our major concerns. Although crime in our area has been relatively minor compared to other areas, the Park Plaza South HOA board continues to look for creative ideas to prevent crime from occurring and/or to help catch criminals once a crime has occurred.

We need your input as we consider allocating HOA dollars for security purposes. The board is considering ideas including adding mini security cameras at the entrances. These would be used as a deterrent or reminder that PPSHOA is a security conscious neighborhood and that we are vigilant and proactive in our desire to keep crime out of our neighborhood. Other ideas include hiring a private security company to patrol the neighborhood during random holiday and summer hours.

To implement either of these ideas we need to build greater HOA participation from our residents. When you get your invoice in April please return the needs assessment survey along with your dues check. You can also email us anytime by going to our website ([ParkPlazaSouth.com](http://ParkPlazaSouth.com)) and clicking on the email us link. We appreciate your ideas and suggestions you might have.

**PARK PLAZA SOUTH,  
HOMEOWNERS' ASSOCIATION  
PO BOX 470064  
TULSA, OK 74147-0064**

General Meeting  
May 8, 2008—7:00 pm  
Grissom Elementary School

**Note: If you do not want your name or phone number in our directory this year, you must notify us in writing no later than April 30, 2008.**

**“Do not publish” notification must be submitted each year.**

Visit us on the web at  
[ParkPlazaSouth.com](http://ParkPlazaSouth.com)

## Our Critical First Impression!

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When a buyer makes a move to a new home they usually have a long list of criteria. These may include the number of bedrooms, bathrooms, floor plan arrangement, lot size, school district, geographic location and more. Sometimes the list is very long. When you sell we review a list of things to do, from the curb to the attic, to get your home ready. Matching buyers with sellers is what REALTORS® do best.

But what can matter just as much as the house itself is the neighborhood. Regardless of the other criteria, every buyer wants a “good neighborhood”. So what does that mean, exactly, and how can a community insure that it exceeds a buyer’s expectations?

Long before a buyer ever enters a house they drive by the area, sizing it up and evaluating the general appeal of the community. Frequently, they form critical impressions right at the main entrance! Things like perimeter fencing, entrance signage and general tidiness matters. Cars parked on a street and general condition of surrounding properties are also very important influences. When things just don’t seem to measure up often times buyers move on to a neighborhood that creates a more positive first impression—regardless of the curb appeal of the individual house for sale.

Your homeowners’ dues pays for mowing along Sheridan Road, seasonal plantings and maintenance of our landscape beds and water for the plantings among many other things. This past year we completed our VISION 2025 project with the city for solar sign lighting of all our main entrance signs. The homeowners’ association was responsible for that project. This summer several of our streets will be rehabilitated with GO bond money from 2003 which would not have been allocated to Park Plaza South except for the lobbying efforts of the homeowners’ association. Regardless of where your individual home is located, all of these things contribute to its overall marketability.

Park Plaza South is a large neighborhood spanning nearly a 1/2 square mile area. Most people enter from either 71st Street or Sheridan Road. As our home prices increase (and they are) buyers scrutinize everything about the area to see if it measures up to others they have seen in the same price category. General expectations are high. The newer neighborhoods (often selling for more per foot) all have nice new subdivision signs, landscaped entrance areas and beautiful developers’ walls defining their communities. Although we were fortunate that the city built the sound barrier along 71st Street, the developers’ wall on Sheridan remains an eyesore.

We hope to rectify this situation in the months and years to come. In April you will receive a needs assessment survey along with your dues invoice. Please complete the survey and return it together with your annual dues to help us prioritize the next phase of our Park Plaza South beautification and enhancements projects! By working together we will continue to improve Park Plaza South.