

Park Plaza South Homeowners Association Spring Newsletter 2010

SAVE the DATE!!!

**PPS HOA Annual Homeowners Meeting
Thursday, May 13, 2010 - 7p.m. Fellowship Lutheran Church**

2010 PPS HOA Spring Garage Sale

By Kelly Pruitt

Are your closets ready to be cleaned out? Does your garage need to be re-organized from all of the wintertime collections? Well you better get started because the PPS Annual Garage Sale is scheduled for Saturday, April 24 starting at 8am! Feel free to hold your sale for multiple days, but the HOA will purchase an ad in the Tulsa World for Saturday, April 24 – PPS HOA Garage Sale Day! The HOA will also place signs at the entrances of our neighborhood on the Tuesday before the event, as well as on the Grissom Marquee to publicize the event. Individual yard signs and directional signs for your sale will be your responsibility. We look for this years event to be a big success! **Due to budget cuts within the City of Tulsa, we will no longer benefit from the FREE dumpsters the city has provided us for several years during our Garage Sale and Spring Clean Up weekend.** Questions? Contact Kelly Pruitt at 636-4763 or e-mail ppshoa@gmail.com

PPSHOA Security Camera System Update

By Gary Hammond

It is our desire and vision to keep safety at the top of our priority list. The Park Plaza South Board has been working on a plan to utilize cutting edge technology as a tool for crime fighting and deterrence. We intend to install security cameras at our entrances. Initially these would include the main entrances but would be expanded as the budget allows.

Our security program will allow us to monitor comings and goings at key entrance on a 365/24 hour a day basis. Only designated Homeowners Association Board members will have access to this high resolution, wide angle video, which can be utilized by the Tulsa Police Department to search for automobile license plates and other information useful in solving crimes.

In addition, we are working closely with our commercial partners, Grissom School, Fellowship Lutheran Church and neighborhood business owners who may wish to share some of the cost so that the program can be expanded and utilized for our mutual protection.

Signs will be installed at all entrances to the neighborhood to let everyone know that our surveillance program is in place. The design, selection and installation of this security system will be provided by United Cable Direct, Inc. who has been working closely with us to define the most cost effective and technically acceptable system application. Mr Eric Murry, of United Cable Direct, provided us with a great presentation at the 2009 PPS HOA General Meeting.

It is our goal to have the first phase of this project on line this year. Because we depend on dues dollars and other contributions to fund this project, we hope you will add this to your list of reasons to encourage everyone to JOIN THE HOA!

Pets

By Christina Crawford

If your pet goes missing or you find a stray pet, please e-mail ppshoa@gmail.com with the pet's description and your contact information, and we will send an e-mail out as soon as possible to let the neighborhood know.

Your sweet pets may be loud when you are away- it can effect the relationship you have with all your neighbors. If you have an issue with a constantly barking dog, please contact and communicate that information to the homeowner in a calm manner. The owner may be surprised to hear this is happening when he is away from home. Please be alert as dog owners to keep your pets inside in the evening, get them training they may desperately need, and walk them daily giving them the attention they deserve. Don't forget to pick up after your pets: the yellow bags the newspapers are delivered in work great as pooper scoopers! Thank you to the many pet owners in the neighborhood who have been considerate of both their pet and their neighbors!

A reminder to cat owners that there is a City Code for a leash law for cats – many times we see cats roaming the neighborhood, so please keep your cats contained properly and respect your neighbor's property.

Welcome New Neighbors!

By Dale and Jeanie Borrer

PPS HOA wants to ensure that anyone who moves into PPS is welcomed! Our Welcome committee, led by Dale and Jeanie Borrer and their fine group of volunteers, will provide new neighbors with a small treat along with information to join the HOA. We want everyone to feel welcomed as a new part of our community! Francie Bomer provides information on MLS sales, but if a home is for sale by owner, please contact ppshoa@gmail.com, so the Welcome Committee can prepare to say hello!

Water Pressure Interim Solution

By Michael Mills

Our efforts continue as we work with the City of Tulsa to improve water pressure in Park Plaza. Mr. Anthony Wilkins P.E. is continuing his work toward a solution. Mr. Wilkins is a professional engineer and he is Lead Engineer, for Water Design at the City of Tulsa. Mr. Wilkins has sent out a plumber and other city workers to look at some of our houses, but he still has work to do. His work is hampered by other pressing business at the City, loss of personnel, and budget shortfalls. There is one interim solution that can be done immediately by homeowners. Most of our homes have two cutoff valves. The first is the valve at the water meter and it is installed by the City. The second valve is found at the house, typically where the water line enters the house. Of those checked, Mr. Wilkins has found at least one valve that was partially closed. A partially closed valve will reduce water pressure and limit flow into a home. If each of you will check your water valves coming into the house, we may find one source of

our problem. Mr. Wilkins cautions that some of these 2nd valves may be corroded and should be handled with care. Again, this is only an interim solution as Mr. Wilkins works though our problem by process of elimination.

If you find valves that are not full open, please contact: Michael Mills, 252.5213 or email ppshoa@gmail.com

Volunteers Needed

By Christina Crawford

Our PPS HOA Board needs volunteers for Committee Chairs immediately! We are in need of a Grant Writing Team, Covenant Review Team, Block Captains, and Block Party Chairperson. The more we all work together, the stronger our association and our neighborhood becomes! Please check the parkplazasouth.com website to read the job descriptions for each Board and committee member, and contact us at ppshoa@gmail.com if you are interested in working with the HOA.

Association By Laws

By Christina Crawford

Park Plaza South Homeowners Association By Laws and Guidelines are being reviewed and updated by the Board at this time. The final draft will be added to our website for your review, and the final version will be presented for approval at the May General Meeting.

New E-mail Address?

Change of E-mail? Please send any changes to your email address to ppshoa@gmail.com for us to keep you current on all news and alerts!

The Year in Review

By PPS HOA Board

Up with Trees – Neighborwoods!

Last year, we worked with the Up with Trees organization for a tree planting ceremony within the neighborhood! It was a huge success and a great feeling to replenish trees that our community lost during the ice storms of 2007 and 2008. Please e-mail us at ppshoa@gmail.com with any photos of your trees as they grow for us to share with both PPS HOA members and Up with Trees.

PIE – Partners in Education

In order to prepare Tulsa children to compete against their peers across the nation, [Tulsa Metro Chamber](#) and Tulsa Public Schools collaborate to provide the Partners In Education program, which unites schools and the business community to increase the quality of education for all students. We solidified our relationship with Grissom Elementary by formally becoming a Partner in Education with them this past year.

There are a number of ways in which partners are involved with the schools:

- Serving as volunteers by reading to students, mentoring during the lunch hour, or serving as guest speakers

- Donating school supplies
- Sharing a company's technical expertise with a school
- Awarding attendance or good behavior in the classroom
- Hosting teacher appreciation lunches or providing teacher appreciation awards
- Catering PTA meetings to encourage parent participation

PPS HOA has aided Grissom students by e mailing PIE information about pancake breakfasts to assist with Grissom athletics, canned food drives, school supply needs and more. If anyone is interested in working as a volunteer committee liason to Grissom School, Please e-mail us at ppshoa@gmail.com.

Mayoral Forum

PPS HOA hosted a Mayoral Forum at Thoreau School in October. Tulsa budget, streets, and public safety were top issues discussed. The candidates were gracious, and it was a tremendous success. PPS HOA was the only neighborhood association to host such an event in the city!

Street Repairs

During the summer and fall, some of our streets underwent significant repair. Throughout the project, the PPS HOA worked closely with Paragon Contractors. Paragon did an excellent job of keeping the community informed and minimizing the inconvenience that these projects always bring. A copy of letter of appreciation can be found on the PPSHOA [web site](#).

Check the website parkplazasouth.com & click on useful links & info to find many phone numbers and websites you may find helpful, from City of Tulsa information, Churches and schools in the area and fire and police departments.

Ride the Green Wave!

By Francie Bomer

With the April 30th housing stimulus deadline fast approaching, home buyers and sellers scramble to take advantage. To qualify, home purchase contracts must be fully executed by April 30th and closed no by June 30th, 2010. First time home buyers may qualify for up to \$8000 tax credit; existing homeowners up to \$6500 when they purchase another home. Some income restrictions apply but many are reaping the rewards of the federal tax stimulus.

But wait, there's more! With the signing of the American Recovery and Reinvestment Tax Act of 2009, tax incentives are in place for energy efficient home improvements. The bill extends and modifies tax credits, established in the Energy Policy Act of 2005, for windows, doors and skylights. Continued from 2009 are incentives for installing environmentally friendly products. For many Park Plaza South residents, there has never been a better time to install a new high efficiency furnace, insulated windows or extra insulation. By installing energy saving products this year you may qualify for up to 30% of the total cost up to \$1,500.00 (**installation not included). These 2010 tax credits are good for work done through December 31, 2010. In addition to the tax savings, you will benefit from lower monthly utility costs and be doing your part for the environment. And, don't forget, capital improvements can add value to your home.

*** Consult a tax professional with specific questions*

Got Issues? Use the Good Neighbor Standards

By Michael Mills

As we become more urban, we find ourselves “bumping” into our neighbors – shall we say more frequently. So how do we handle a problem? Maybe call the law enforcers and complain? Or maybe we can give a little consideration and get to know our neighbor. A little finesse can work wonders. Visit. Say hi! Build some good will. Then when there is a problem, maybe that good will can buy a solution. If you only speak to your neighbor to complain about something that they are doing, then they will consider you to be a complainer regardless of the validity of the complaint. Rather than creating a negative cycle between two neighbors try using these tips to address a problem.

1. Always state your concerns directly to the offending party first, whether in writing or in person, most problems can be resolved by simple, honest communication.
2. Anonymous complaints can be counterproductive. If you write a letter, sign it. If you make a phone call, tell the other party who you are and how to get a hold of you.
3. Suggest practical solutions and/or ways that you are willing to participate in a positive outcome.
4. Members can ask their HOA board to support their efforts. When asking for help from city agencies or other entities, a homeowners’ association can help to get better / faster results for a member.
5. When all else fails, consider the City of Tulsa’s dispute resolution program – a tool for resolving issues

These tips also appear on our website www.parkplazasouth.com Remember, it’s the behavior, not the people that you are addressing. Stay objective to keep issues from getting personal and achieve a better outcome.

Neighborhood Recycling

By Christina Crawford

We are pleased to see a number of PPS residents utilizing the Curbside Recycling Program has increased tremendously in the last 2 years. If you are interested in a Green Bin for your recycling needs, contact www.tulsarecycles.com or call 438-9994 or 596-9777. We also have access to newspaper recycling bins at Grissom Elementary school.

Pollutant Collection Event

By Christina Crawford

To rid your home of items that are not collected curbside, you may take your items to the MET’s Semi-annual Fairgrounds Pollutant Collection Event, April 17-18, 2010, 10 a.m.-3 p.m. *Items accepted include: household cleaners, pesticides, fertilizers, automotive fluids, cooking oil, batteries, all fluorescent light bulbs, small ammunition, smoke alarms, aerosol paint, hobby paint, pool chemicals, items containing mercury, and unused or out-of-date prescription medications.* **Items NOT accepted** at the event include: latex paint, tires, computers, radioactive waste and commercial waste. To dispose of latex paint, remove the lid and let paint

completely dry. Place cans of dry paint next to regular residential trash for pick up. Transport pollutants to the event in the trunk of a car or the bed of a pick up truck. Wear gloves while handling pollutants. To deliver items, enter the fairgrounds from 15th Street at Gate 7. Trained volunteers will remove pollutants from vehicles. For more info, see www.parkplazasouth.com.

PPS HOA Communication

By Christina Crawford

Every PPS HOA member has access to both our E-mail Alert system as well as to the PPS HOA website! These alerts cover a broad range of information – Safety Alerts, neighborhood news and events, Lost and Found pets, City of Tulsa news, Environmental information, and much more!

When you pay your annual dues (your 2010 Membership Renewal will arrive in late April), remember to provide your updated information, so you can stay on our distribution list! Please let us know your interests and knowledge that could be valuable to the organization to make a difference in Park Plaza South.

Membership Information

By Larry Byers

May is Membership Month! You will receive your Renewal application in late April – Dues are \$50 per year and \$45 for Seniors- 65 years and older. Members receive the annual Neighborhood Directory containing homeowner listings and Advertisements with benefits, contact information for City of Tulsa services, and much more. Members also receive e-mail updates such as Lost/Found Pet Alerts, Crime Watch Alerts, community news and City meetings open to the public to attend, as well as announcements for our neighborhood events. Your e-mail address is kept confidential and secure. Members can have confidence knowing their hard earned dollars invested through dues are well-managed for a common goal- making Park Plaza South the best neighborhood in Tulsa.

2010 Neighborhood Directory

By Larry Byers

Directories are a free membership benefit and are distributed to HOA members and advertisers only! Through the efforts of the HOA Board, a residential directory is published each year to include all residents of record. It lists homeowners alphabetically as well as by street and supports our Alert Neighbor program. Board members' contact information, mosquito hotline, top 10 code violations and other valuable information is printed in the directory. It is a valuable benefit of membership.

This beautiful directory is produced professionally and paid for entirely by revenue from our corporate partners who advertise in the directory each year. We encourage you to shop at their businesses and use the coupons some have offered to our members. If you do not want your name and/or phone number in our directory this year, you must notify us in writing no later than April 30, 2010-"Do not publish" notification must be submitted every year.

Want to advertise your business in our 2010 directory? See the details on the next page!

Advertising in the Directory

By Larry Byers

We are now gathering the ads for our May 2010-April 2011 directory. If you or someone you know is interested in advertising, we would love to have you in this year's edition. The rates are a full-page ad (5 x 8) for \$150 and one-third of a page ad (business card -5 x 2.5) for \$50. We encourage advertisers to offer an "extra incentive" such as a coupon or "Neighborhood discount". This has been very effective for our past advertisers!

New this year, with full page ads, we will link the advertiser's web site to the PPS HOA [web site](#) for an additional \$25. This will give our members easy access to our advertisers online.

DEADLINE IS APRIL 19, 2010.

If you have any questions, please contact Larry Byers @ **294-1586** or via email: larrybyers@cox.net .