

The Park News

Volume 5, Issue 1

February 2013

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Don't Forget HOA Dues and Ballots

Over the past several weeks, the HOA has received numerous election ballots and annual dues from homeowners. The board would like to thank everyone who sent them in on time.

If you have not yet sent in your election ballot, please do so. A 51% majority vote is needed to modify the by-laws and covenants and there will not be another opportunity to modify them for several years. The proposed changes are as follows:

1. Changing the required Annual Meeting from the fourth Monday in March at 7:00 pm to anytime during the month of October. This change would eliminate the need for a Special Meeting in October and allow for the approval

of the upcoming budget and election of the board for the following year to take place before the year begins.

2. Exterior color changes to homes would be required to follow the guidelines of subtle earth tones. High intensity color would be restricted. This change would help to preserve the established aesthetics of the neighborhood and maintain property values.

3. Mailboxes would be required to be rock or brick that matches the home's exterior or cast aluminum as established in the development of the neighborhood. As with the guidelines on house color, this change would help to preserve the look of

the neighborhood and maintain property values.

If you have not yet turned in your annual dues of \$125, now is the time. Dues will be considered late after February 28, 2013. The late fee is 10%. As soon as late fees are assessed those accounts that have not been paid will be turned over to the HOA's attorney for collection.

The mailing address for both dues and ballots is:

Park on Florence HOA
PO Box 702
Broken Arrow, OK
74013-0702

Make checks payable to:
Park on Florence HOA

Many homeowners emailed the board to ask about the

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Wanted: Landscape Committee Members

Spring is almost here and with that comes the opportunity to add some color to the front entrance and the median islands on Oak. The HOA board is looking for a few homeowners to help make decisions regarding the landscape in these areas. A landscape architect has already created a comprehensive plan for the front entrance, but the plan is more than what can be accomplished in just one season.

The board would like several homeowners to volunteer to take on the task of creating phases for the new landscaping plan or to come up with some new ideas of their own. Any homeowner may participate. The only qualification is a willingness to work as a team to better the neighborhood. Decisions about spring planting need to be made soon so the landscape company can order materials. If you are interested in joining the landscape committee, please send an email to the board right away: board@theparkonflorence.org.

Thank you!

Message from the Board

We hope that everyone had a pleasant holiday season and that the new year has gotten off to a good start. The newly elected board had our first meeting in January and things are running smoothly. We are currently working on fixing the lighting at the front entrance and planning the landscaping for spring. We would like to put together a landscape committee to help advise us on a landscape plan for our neighborhood. If you are interested, please let us know by sending an email to board@theparkonflorence.org. The Spring Garage Sale has been scheduled for Saturday, April 20th, so go ahead and start cleaning out those closets.

Thank you to all of the homeowners who attended our regular quarterly board meeting in January. We really appreciate having you there and receiving your input. Our next board meeting is scheduled for April 8th and we hope to see even more of you in attendance.

If you are interested in becoming a member of the Board please contact us. The positions of Vice President and Treasurer remain open. Please email to board@theparkonflorence.org.

Board Officers

President: Camille Diaz

Vice President: Vacant

Secretary: Deb Arledge

Treasurer: Vacant

Next Board Meeting

Monday, April 8, 2013

South Broken Arrow Library

3600 S. Chestnut Avenue

6:00 pm

Remembering Georgianna Iversen

On Saturday, December 22, 2012 Park On Florence resident and board member, Georgianna Iversen, died at the age of 57. A memorial service was held the following Saturday at First Methodist Church in Muskogee. Georgianna was President of The Park on Florence HOA at the time of her passing. She had served as Treasurer in previous years and was highly dedicated to the success of the HOA and our neighborhood. She is survived by her husband Steve Iversen and will be greatly missed.

2013 Spring Garage Sale

The Park on Florence will have our next semi-annual neighborhood garage sale on Saturday, April 20, 2013 at 8:00 am. The "Garage Sale" banner will be put up on 111th the Monday before to help advertise. We will also announce the sale on Craigslist and Facebook. You are welcome to do additional advertising with photos and descriptions of your own items on Craigslist or on your own Facebook page if you like. The Park on Florence HOA has partnered with South Park HOA to hold our garage sales on the same day in hopes of drawing additional shoppers.

There is no central meeting place for the garage sale and you do not need to sign up. Each homeowner hosts their own sale at their own garage. If you would like to participate just have your items ready and open your garage at 8:00 am. If you have any questions send an email to board@theparkonflorence.org.

Dues and Ballots

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increase in HOA dues. This increase was announced at the annual meeting in October of 2012 and in the last newsletter. Beginning with an increase in the 2012 dues, it was part of a two year plan to raise dues to meet current HOA expenses. Even with the 2013 increase, The Park on Florence dues remain one of the lowest in all of Broken Arrow.

In response to homeowner requests to have more information on how their money is being spent, the monthly reports provided to the board by the HOA management company are now available for homeowners to view on The Park on Florence website. All reports for 2012 have been uploaded. Simply visit www.theparkonflorence.org and click on 2012 Operating Reports in the box on the right side of the page. The budget for 2013 is also available on the website.

Welcome New Neighbors

We would like to extend a warm welcome to our new Park on Florence neighbors.

Norma Marrs, W. Charleston Street

Ryan Roberts, W. Vicksburg Street

James & Patricia Davis, W. Austin Street

Ashton Bushman, W. Austin Street

We are glad to have you!

Pet of the Month: Nanook



Nanook stretching in his new back yard.

This month's Pet of the Month was submitted via Facebook by homeowners John and Marci Carpenter. John wrote in to tell us about their new dog, Nanook.

"Nanook joined our family in August. Our neighbor Don Coe found Nanook asleep in his garage one Saturday. He came down to our house to see if we knew who he belonged to. A little later Nanook showed back up at our front door, so we put him in our back yard and went to Don's house to let him know. Don hadn't had any luck finding an owner and couldn't keep him so we told him we'd think about keeping Nanook. Our dog Merlin passed away earlier this year and we weren't sure if we were ready for another dog yet, but we were already getting attached.

"We tried for a week or two to find his owner but didn't have any luck. At one point we thought we found his owner who was missing a dog named Nanook. It ended up not being the owner, but the name stuck. We eventually gave up and decided to give him a new home. Our vet said that he thinks Nanook is a 4 or 5 year old Siberian Husky mix. We're not sure what he is mixed with, but several people have said that it looks like he may be part German Shepherd, so I guess that would make him a Gerberian Shepsky.

"He loves attention from anyone and is great with kids. Fortunately, he was already housebroken and crate trained when he showed up at our door. We're working on teaching him some basic commands and he's doing pretty well. Being part husky, he does shed quite a bit though. We have to be sure to brush him a couple of times a week to keep the dog hair under control in the house. He has a lot of energy but is pretty calm around the house as long as he gets some exercise which usually includes a long walk twice a day and a run two or three times a week. And he really likes to go for his walk. If he hears the word 'walk' he runs to the back door and waits until we put his leash on and go walk."

Feature Your Pet!

The family of each "Pet of the Month" is awarded a \$10.00 Walmart gift card courtesy of *The Park News*. Enter via email or Facebook. newsletter@theparknflorence.org | www.facebook.com/TheParkNews

BAPS News: Recycling Program Introduced

A new year can often mean new resolutions, but resolutions do not have to be limited to individuals. In the case of Broken Arrow Public Schools, the district has resolved to be greener in 2013.

In late fall of 2012, the district made a change to its recycling program and introduced Mr. Murph – the Material Recovery Facility (MRF) at

Tulsa Recycle and Transfer (TRT). The first of its kind in the state of Oklahoma, Mr. Murph is a system of conveyor belts, high powered magnets and other mechanical devices designed to reclaim recyclables by sorting through all sorts of discarded materials. The technology used in Mr. Murph has allowed Tulsa Recycle and Transfer to move from a 15% recovery rate through manual sorting to a 60% recovery rate with the automated Mr. Murph.

"When we discovered we did not have a contract in place with our previous recycling service provider, we took steps to not only correct this business practice, but also to see what other recycling opportunities might exist for our district," said Chief Operating Officer Michelle Bergwall. "We had been recycling paper for a number of years, but now, with the new program, we can also recycle products such as metal, plastic, paper, and cardboard."

While Mr. Murph accepts all sorts of recyclable materials, families, businesses, and individuals are not required to separate recyclables before tossing them. Everything – garbage and recyclables – can go into one container.

"All materials can be placed in the same containers that are now present in our buildings, and that is also true of the collection bins that can be found around the community, such as those at TTCU the Credit Union locations," Bergwall said. "Mr. Murph then handles the sorting of all those materials, making recycling an easy thing for everyone."

Dates to Remember

Monday, February 18
President's Day

Tuesday, February 19
Professional Day

March 18-22
Spring Break

The 2013-2014 calendar is now available on the BAPS website www.ba.k12.ok.us.

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The Park Kitchen

Sloppy Joes

By: Ree Drummond (Pioneer Woman)

Ingredients:

- 2 ½ lbs hamburger meat
- ½ medium onion, diced
- 5 cloves garlic, minced
- 2 heaping Tbsp brown sugar
- A few chili flakes (approx. 1/8 tsp.)
- 2 dashes hot sauce
- 1 green pepper, diced
- 1 ½ - 2 cups ketchup
- Salt and pepper to taste (approx. 1 tsp. each)
- 1 heaping tsp dry mustard
- Several dashes Worcestershire sauce
- 1 cup water

Instructions:

1. Cook hamburger meat in large pot or Dutch oven until brown, ladle/drain out all fat drippings.
2. Add onion, green pepper, and garlic to meat, stir. (You don't have to cook these before adding.)
3. Add rest of the ingredients to mixture.
4. Stir and simmer with lid on for 25 minutes. If too soupy simmer longer, if too dry add more ketchup.
5. Serve on buttered toasted Kaiser rolls or small untoasted rolls.

Caramel Apple Cakes

From: A Taste of Home

Cake Ingredients:

- 1 ½ cups vegetable oil
- ½ cup packed brown sugar
- 3 cups all-purpose flour
- ½ tsp ground nutmeg
- 1 ½ cups sugar
- 3 eggs
- 2 tsp ground cinnamon
- 1 tsp baking soda
- 3½ cups apples, peeled and diced
- 2 tsp vanilla extract

Caramel Icing Ingredients:

- ½ cup packed brown sugar
- ¼ cup butter or margarine
- 1 cup confectioners' sugar (powdered)
- ⅓ cup light cream
- dash salt
- walnuts, chopped (optional)

Cake Instructions:

1. In a mixing bowl, combine oil and sugars. Add eggs, 1 at a time, beating well after each addition.
2. Combine dry ingredients; add to batter and stir well.
3. Fold in apples, walnuts, and vanilla. Pour into a greased and floured 10-in tube pan.
4. Bake at 325* for 1 ½ hours or until cake tests done.

Caramel Icing Instructions:

1. In the top of a double boiler over simmering water, heat brown sugar, cream, butter, and salt until sugar is dissolved.
2. Cool to room temperature. Beat in confectioners' sugar until smooth; drizzle over cake. Sprinkle with nuts if desired.

February 2013

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1	2 Groundhog Day
3	4	5	6	7	8	9
10 Chinese New Year	11	12 Lincoln's Birthday Mardi Gras	13 Ash Wednesday	14 Valentine's Day	15	16
17	18 President's Day	19	20 First Day of Spring	21	22 Washington's Birthday	23
24	25	26	27	28		

March 2013

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1	2
3	4	5	6	7	8	9
10 Daylight Savings Begins	11	12	13	14	15	16
17 St. Patrick's Day	18	19	20	21	22	23
24 Palm Sunday	25	26 Passover Begins	27	28	29 Good Friday No Trash Pick-up	30
31 Easter						

BAPS News: Recycling

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An additional benefit to the students of Broken Arrow is the field trip program offered by TRT. The field trip program is part of TRT's mission to educate the community about recycling. Prior to the trip, the teacher receives a packet of information that includes lesson plans and activities, and TRT even covers the cost of transporting the students and chaperones.

"Aside from helping us be better stewards of our environment, this partnership with TRT also enables our students to get a behind-the-scenes look at the recycling process used in Mr. Murph," said Bergwall. "Our curriculum experts have already participated in one of these tours so that they can align our instruction with the hands-on experience students will receive when they visit Mr. Murph."

For more information about Mr. Murph, including a complete listing of collection bin locations and recyclable materials, visit the program's website: www.feedrmurph.com.



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Correction

In our cover story from the November 2012 issue, "HOA 2012 Special Meeting Results," the name of one of our new board members was misspelled. "Ferris DeRouer" should have been "Ferris DeRouen." The Park News apologizes for the error.

Contact Information

If you would like to place an ad, sponsor an issue, submit an article or suggestion please contact the Editor, Camille Diaz at newsletter@theparkonflorence.org.

If you live in the Park on Florence and you have a baby announcement or upcoming event for your school, club or other community organization email us and we'll announce it in the next newsletter free of charge (if space is available). Business ads are free for youth that live in The Park.

Contributors: Camille Diaz, Bud Heck, Roxanne Saucier, Sharon Pruitt.



April 2013

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 April Fool's Day	2 Passover Ends	3	4	5	6
7	8 6:00 pm HOA Board Meeting	9	10	11	12	13
14	15 Tax Day	16	17	18	19	20 8:00 am HOA Spring Garage Sale Farmer's Market
21	22 Earth Day Oklahoma Day	23	24 Administrative Professionals Day	25	26	27
28	29	30				