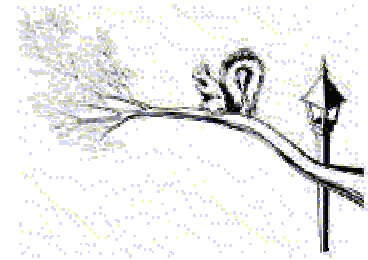


Eastwood Trails



A little newspaper for a Great Community

Winter 2010

Happy New Year Eastwood Residents

Message from the Eastwood Community Association President

The President's Points

Greetings, fellow residents of Eastwood! I have been honored by being asked by the Eastwood Community Board of Directors to serve as president of the board in 2009-2010. I consented to do so with each member of the board volunteering to oversee a portion of the board's responsibilities. Each board member heads up a committee of at least two other residents of Eastwood. Our goal is to enlist the aid of as many residents as possible to help maintain our unique community. As all of us work together, we can preserve the value of our properties. If two or three homes are not kept up, not only those homes, but all homes surrounding them lose their value. If utility buildings or other structures are erected which detract from the appearance of our lovely addition, then all property values are affected. Therefore, I ask all residents to seek the help of the **architectural committee** before putting up any structure. This committee is here to assist you. They can work with you so that your improvement will meet the guidelines of the **Eastwood Declarations**. Some homeowners have ignored these guidelines, causing themselves extra expense and labor. Some have unknowingly erected structures in the common areas and have had to remove them. While the board is committed to enforcing the declarations, we had much rather be of help to you before you build than having to confront you after you have erected something which violates these declarations. A number of people have gone ahead with their projects without securing approval. It is still not too late to seek approval. If your project meets the guidelines, approval will be granted and placed in your file. If it does not meet the guidelines, the **architectural committee** will work with you to help bring your project into compliance. We will be calling on you, but we would prefer you call us first. Remember, if you have the proper approval for your project, then no one can question what you have done at a later time. I thank you in advance for your cooperation.

Royce Smith, President

Our new board members are YOUR board members. We are here to help you, serve you, and communicate any problems or potential problems within the neighborhood. Eastwood is still one of the premier neighborhoods in Midwest City. We all need to take pride in our home and our neighborhood.

The new board is as follows:

Royce Smith, President Mike O'Boyle, Vice President Charles Planer, Treasurer	Linda McKelvey, Secretary Bob Holland: Member David Knowles, Member	Joyce Dymek, Member Charles McStay, Member Dave Mehlhaff, Member
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We have several new members and would like to share some information about our board.

Royce Smith is a long time resident—14 ½ years to be exact. He served our community association for several years previously serving as a volunteer committee member on the architectural committee. Royce also serves his community as the pastor of Bethel Baptist Church in Choctaw. He's a busy man, but is giving back to his community by serving on his homeowner's board as President. Royce hopes to maintain the high quality of life we enjoy in Eastwood by working with the board and homeowners to keep up all properties and encourage a spirit of cooperation among all residents. Royce enjoys reading, listening to Southern gospel music, gardening, yard work, and maintaining his property.

Bobby Holland is a board member beginning his second year on the board. He is the board chairperson for our swimming pool committee. Bobby is a retired Lt Colonel retiring from the US Army after a 23-year career. Bobby comes

to us with an engineering background, an instructor, and as a city manager in Alabama before coming to Midwest City. He is a 4-year resident of our beautiful neighborhood and enjoys golf, reading, and travel.

Mike O'Boyle has been a resident for 4 years and is our new vice president. Mike is a retired USAF Chief Master Sergeant from Tinker and brings many years of managerial experience. He currently is in the Education field. Mike will be the chairperson for our architectural committee.

Dave Mehlhaff accepted a 3-year term and is currently serving as the Grounds and Common Areas committee chairperson. Dave and his wife are 5-year residents and he is in the ministry. His goals for the neighborhood encompass well groomed, trimmed trees in the greenbelt areas. He does not want to spend our homeowners' fees/dues needlessly with "out of sight, out of mind" spending or with "we've always done it that way" mentality. Dave encourages communication with the board members and hopes that would promote a proactive mindset at our annual meetings. Dave loves running, reading, biking...just about any athletic activity either as a participant or a spectator. He even enjoys yard work...He can come mow our lawn any time!

David Knowles has lived in Eastwood 6 years and is challenged as chairperson for the committee dealing with our erosion issues. He is a landscape architect/planner and hopes to maintain, protect and improve property values, aesthetics and quality of life for our neighborhood. He is an artist.

Joyce Dymek moved in to Eastwood 7 years ago and accepted the committee chairperson for the tennis courts, basketball court, and playground area. She is a retired Tinker employee serving 28 years, enjoys quilting and works part time in Midwest City at Quilters Corner. Her goal for Eastwood is to keep the neighborhood one of the best in Midwest City.

Charles (Chuck) Planer has been an Eastwood resident for 24 years. Chuck is also retired from the Air Force, serving for 21 years. He continues his civilian career as an instructor pilot, and is responsible for our Ground School and Simulator Training for our AWACS E-3 pilots. Chuck is currently our Treasurer and is our chairperson for our ponds. He includes hobbies as loving to work in the yard.

Linda McKelvey just completed her first year as a board member and currently is serving as secretary of the board and took on the challenge of composing the newsletter. She will do her best to present a newsletter to you once a quarter. She will accept articles of interest in the newsletter...this newsletter is yours, just as is the neighborhood. Linda and her family have lived in Eastwood since 1992. She is retired from Tinker after serving 29 years as a civil servant. She and her husband are avid motorcyclists.

Charles McStay is another new board member who accepted a one-year term remaining from a former board member. Charles is currently an investor who has 25 years of computer systems experience. He has lived in Eastwood 3 years and his focus as committee chairperson is on our entrances to the neighborhood.

The board is blessed to have so many former military serving you once again on the Eastwood Board. Please remember to thank our military in uniform or a veteran when you see one!

As you can imagine, the depth of responsibility for our beautiful addition is huge. No one person, or one group of individuals can maintain it without help...your continued support and help. We, as a board, assigned different areas to each board member, and each board member will solicit help from you, our other homeowners.

Each board member is a "lead" for the assigned area as follows:

Architectural committee: Mike O'Boyle (Lead), Dale Fredericksen, Royce Smith;
and lights, Dale Fredericksen

Common Areas: Dave Mehlhaff, Wayne Koc, Dale Fredericksen

Entrances and Fountain: Charles McStay, Milton Nichols, Frank Simpson, Wayne and Lee Goodman

Ponds: Chuck Planer, Roger Rensvold, Dale Smith

Pool: Bobby Holland, John Ritterskamp, Jim Carpenter

Playground, Tennis Court, Basketball Court: Joyce Dymek, Earl Putnam, Yvonna Clarridge

Newsletter: Linda McKelvey, Annette Lick, Dale Fredericksen

Website: Darrel Crosby

Erosion in the Common Areas: David Knowles, Don Vance, Tim Ashcraft

Lights: Royce Smith, Dale Fredericksen, Bill Lick

We hope if you've been approached by a board member and asked to be a part of an assigned area, that you happily took on the challenge. If you encounter a problem in any of these areas, please contact the lead of each area. Your cooperation will be greatly appreciated.



PLANNING IMPROVEMENTS TO YOUR PROPERTY

Do you know that if you make any kind of "improvement" or change to your home/yard/structure, you need approval from our architectural committee BEFORE work begins. Any utility structure must match the look of the home, i.e., brick matching, approved roofing, etc. Requests to install a fence, utility structure (storage building), pagoda, pergola, deck, replacing shingles, or any other improvements as stated in the Eastwood Declarations should be sent by certified mail to the

Eastwood Community Association, PO Box 10662, Midwest City, OK 73140, or submitted via our website at www.eastwoodmwc.com

As stated in our Architectural policy and rules (Rule 2-1), this also includes basketball goals. There are guidelines that must be followed, and prior approval must be granted before construction begins and the goals are erected.



Are you guilty? The board has had to replace numerous light bulbs on the pathways that are obviously being shot out with BB guns. Please, please notify the board, or call 911 if you see anyone committing this "crime" in our neighborhood.



Also, many of us own dogs and walk them regularly. We ask that you take a clean-up bag to pick up after your dog. It's no fun to dodge the mess in the pathways or even in the streets. Your neighbors sure don't enjoy picking up after your dog either.



Have you paid your dues yet?

It's that time again...our annual dues were due on November 1, but could be paid until December 1 without added penalty. Please send your dues to PO Box 10662, Midwest City OK 73140. We did indeed increase the annual dues to \$260 due to the increase in our costs of upkeep of the common areas, electricity, waterfalls, swimming pool upkeep, etc. Expenses go up everywhere every year, and a dues increase was necessary again this year. Remember the upkeep of the common areas is integral to everyone paying their dues on time. All homeowners are responsible for payment, and create an unfair attitude when not complying with the declarations. If you have not paid your dues, a 10% penalty is accruing each month, therefore, increasing the amount owed. As of this printing, about $\frac{3}{4}$ of our residents have paid their annual dues. The unpaid dues will be turned over to a collection agency/attorney and liens will be placed on property. Additionally, property cannot be sold until the debt is satisfied. Speaking of money, the board had a request to publish our financial reports in the newsletter. Because of possible confusion in interpretation of the report, the board elected not to publish the report, but will be happy to discuss the report at a board meeting with the inquiring resident. Remember, all residents are welcome at the board meetings. If you have a formal agenda item, the board must be notified in writing before the meeting to add the item to the agenda.



HAVE YOU MET YOUR NEIGHBOR?

We welcome our new residents and hope you've made a point to meet them and welcome them to our neighborhood. Our newest residents include Jimmie and Billie Williams on Windsor Rd, Chuck Gomes on Elizabeth, Tom and Ann Poe on Croydon, Sara Hubatka on Abbey Lane, and Brandon and Kendra Swearngen on Sussex.

It's harder to get to know your neighbor in the winter months because we all seem to be cooped up in our homes. But it's so nice to know you can rely on each other to watch our homes and report any suspicious activity to our local authorities. This neighborhood belongs to all of us, and if you see vandalism to any home or common areas, report it to a board member or the local police. Call 911 when you see or suspect any suspicious activity.

EASTWOOD COMMUNITY ASSOCIATION
PO BOX 10662
MIDWEST CITY OK 73140



A NEW YEAR'S RESOLUTION FOR ALL OF US

By now, we all should be used to having less space for our trash receptacles. And speaking of our trash receptacles, per our declarations, the containers must be kept hidden from view from the street. Some homes have a receptacle area built by the builder...that is where the container belongs until trash day pick up. Many residents are now using two receptacles, so it has become even more difficult to "hide" them from view, but please do your best and use your third car garage if necessary. The receptacle should be moved from the street on the day of pickup, and moved to the storage area, and not kept at the curbside or placed in front of a garage door.

Currently Midwest City has no home site recycle program, and does not have plans to implement this program in the near future, however, have you ever thought about implementing a recycle program on your own? There are recycle bins at the Midwest City Service Center. Many of us have already taken advantage of the recycle service center. We can take items that no longer are picked up by our trash haulers to the service center on any Saturday. Just remember to take your water bill with you for proof of residency. We understand the new equipment will be in full use the first of the year, but they city has discontinued picking up extra bags of trash, lawn clippings, etc. A second trash receptacle is available through the city for a fee of \$5.00 per month.

We can also help our local schools by recycling newspapers. Save your newspapers and other clean papers, and take them to our local schools that have receptacles to take the paper. Schools benefit from the recycling of the paper items. What better way to help our schools and get rid of our newspapers?

Think About It!!!



We use over 80,000,000,000 aluminum soda cans every year. A used aluminum can is recycled and back on the grocery shelf as a new can, in as little as 60 days...closed loop recycling at its finest!
If all our newspapers were recycled, we could save about 250,000,000 trees each year!
The average American uses seven trees a year in paper, wood, and other products made from trees. This amounts to about 2,000,000,000 trees per year.
The amount of wood/paper we throw away each year is enough to heat 50,000,000 homes for 20 years.
Americans use 85,000,000 tons of paper a year; about 680 pounds per person.
Americans use 2,500,000 plastic bottles every hour! Most of them are thrown away!
Americans throw away 25,000,000,000 Styrofoam coffee cups every year.
Every month, we throw out enough glass bottles and jars to fill up a giant skyscraper. All of these jars are recyclable!
An estimated 80,000,000 Hershey's Kisses are wrapped each day, using enough aluminum foil to cover over 50 acres of space -- that's almost 40 football fields. All that foil is recyclable, but not many people realize it.
A single quart of motor oil, if disposed of improperly, can contaminate up to 2,000,000 gallons of fresh water.
On average, each one of us produces 4.4 pounds of solid waste each day. This adds up to almost a ton of trash per person, per year.
A typical family consumes 182 gallons of soda, 29 gallons of juice, 104 gallons of milk, and 26 gallons of bottled water a year. That's a lot of containers -- make sure they're recycled!

How to do it! Get four large plastic tubs, one for paper, one for plastic, one for aluminum and one for glass. Place the appropriate items in each tub. When the tub gets full, take it to the MWC Recycling Center located at the SW corner of SE 15th Street and Douglas Blvd for deposit into the recycling containers. Try it, this is a New Year's resolution we can all keep with just a little bit of discipline. Why not recycle?

NON-COMPLIANCE ISSUES:

Remember, we welcome you and your concerns, but in order for us to address them appropriately, you need to submit in writing the issue prior to our board meetings. We meet the second Monday of every month at the Eastwood office on Chaucer Crescent at 7:00 PM. Mail your concern to: Eastwood Community Association, PO Box 10662, Midwest City, OK 73140 or submitted via our website at www.eastwoodmwc.com using the comment form.



Many thanks go out to those who decorated all our Eastwood entrances for the Christmas season. We have a wonderful team of residents in our addition, and it seems as though we (the board) just have to ask for help, and you are always there. Thanks to all of you!



Help! We have a position open for financial administrator. Our board received the resignation of Mona Mason. If you know of anyone who would like to earn some extra money, let the board know. Below is a synopsis of her job description. If you are interested or know someone who is, please have them contact a board member to apply for the position.

Financial Administrator
Estimated 35 hours per month

The Eastwood Community Association Financial Administrator is responsible for the overall financial operation of the association in accordance with the Eastwood Community Association Declarations. The annual salary is currently \$5,000. The administrator must be familiar with and have "QuickBooks ProVersion 2007" or newer and maintain backup files of all computer documents on a weekly basis. He/She will be responsible for maintaining all financial records, providing monthly budget reports to the ECA Board of Directors and help in preparing the annual budget, will make bank deposits, prepare checks for signature, pay all bills as required and keep records of all checking, savings and loan account transactions. Incumbent will be responsible for preparing and mailing annual dues collection letters and follow-up dues letters. He/She will maintain and keep current records of all residents of Eastwood to include dues payments, written and email communications, general office filing and mailing lists. He/She will provide CPAs with all records necessary to file annual taxes including any 1099 forms. He/She will provide auditors with all information necessary to prepare an annual audit. The incumbent must be familiar with "Assessment Liens" and be able to file liens and prepare lien releases with the County Clerk's office. The incumbent will handle all correspondence with Title Companies, when homes are sold. Incumbent will be responsible for picking up the mail, on a weekly basis, at the ECA post office box located in the Midwest City Post Office at 8275 East Reno, Midwest City, OK. He/She will disseminate all correspondence as it pertains to the Association. Must have good verbal and written communication skills. Is also responsible for any other duties and responsibilities designated by the ECA Board of Directors. Interested applicants may contact our President, Royce Smith, at 769-6469, email: roycepat@cox.net; or Chuck Planer at 769-5979, email: cwplaner@gmail.com