



Eastwood Trails



A little newspaper for a Great Community

FALL 2009

Message from the Eastwood Community Association President

PAYING OUR DUES?

A couple of weeks ago I ran across an article dealing with the "Collection of Community Association Assessments" or "dues". The article stated that for both community association boards and the association members, it is important to know and understand the process for proper collection of association assessments. In Oklahoma, anyone doing research in this area is usually referred back to the governing documents of the association which, in Eastwood's case, it is the "Declarations". The declarations outline the clear and fair procedure for: Association budgeting, invoicing of assessments, notification to delinquent members, filing of liens to secure repayment and recovery of association costs in the collection process. These items and others are spelled out in our declarations.

Some might say that an association that "collects" dues from unwilling members isn't being very neighborly. However, when you purchased your home in Eastwood you agreed to join other residents in the mutual funding of the common expenses of the association. When one resident opts out by refusing to join their neighbors in funding the association, their neighbors get to carry the financial burden for the unwilling resident. Some might say that isn't very neighborly either.

In order for an association to operate properly, without having to make special assessments of its residents for shortfalls, a clear and fair collection practice should be implemented by the association. Before the Board of Directors of Eastwood turns delinquent homeowner's over to collection, the Board makes every effort possible to contact the homeowner to give them a chance to pay their dues. If the homeowner is undergoing medical problems, is on active duty with the military or has some other circumstance that may warrant, the Board is more than willing to help them out with some type of a payment plan. All you have to do is ask. However, to not pay your dues, is not an option?

At the printing of this newsletter there are 8 family units in Eastwood that are delinquent in their dues or have not paid their dues at all. The total amount currently owed to Eastwood is approximately \$6,000.00. All 8 of these residents currently have liens filed on their property. In Oklahoma association assessment liens may be foreclosed, even to the point of the County Sheriff selling the residents lot. Currently, the Board has no intention of foreclosing on someone's property. However, association members should take their responsibility realistically and not make excuses for why they haven't paid their dues. By meeting their assessment obligations responsibly, an owner will help make their neighborhood a community. Likewise, a reasonable board will seek community through the association's collection practices.

Dale Fredericksen, President
Eastwood Community Association

Eastwood *Trails*

IT WORKS FOR US, MAYBE IT WILL WORK FOR YOU!

The first year that my wife and I lived in Eastwood, we too had a hard time paying our dues. We had not planned for them and when it came time to pay, we didn't have the money. We did eventually get our dues paid but, it did create a financial hardship that first year. Since that time, starting around the first of September and the first of each month thereafter, we put \$20.00 in an envelope marked "Eastwood Dues". By the time the next dues statement arrives we have accumulated \$240.00 for the year. The reason we start in September is that the dues statement for the upcoming year is mailed out in October. This method only works if you start a year ahead of time. You can't start now when dues are going to be due by the end of October. Think of it this way, eating out once a week will cost you more than \$20.00.

It works for us; maybe it will work for you! Try it!!!

Sincerely,
Dale Fredericksen, President ECA

ANNUAL DUES:

Dues are considered delinquent beginning November 1st. Any dues not received by May 31st, will be turned over for collection. Any fees associated with this collection are charged to the homeowner. The first letter from our attorney includes a \$100 fee. The only exception would be if the board is notified of circumstances that prohibit timely payment and a payment schedule is worked out between the board and the homeowner.

ANNUAL MEETING:

Our next Annual Meeting will be held on Monday, September 21, 2009 at the Eastwood Baptist Church located at 12251 East Reno Avenue. The meeting will start at 7:00pm and will include passing the budget and electing new Board Members for 2009-2010. Any item(s) that a resident would like to bring before the Board, at the Annual Meeting, must be received in writing by the ECA Board of Director's, PO Box 10662, Midwest City, OK 73140, no later than 5:00pm on Friday, September 11, 2009.

**Eastwood Community Association
Semi-Annual Garage Sale
Friday & Saturday
October 2 & 3, 2009
8:00am to 5:00pm**

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PLANNING IMPROVEMENTS TO YOUR PROPERTY:

Don't forget, if you are planning improvements to your property you must first get approval from the Eastwood Community Association Architectural Committee. 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

A NEW YEAR'S RESOLUTION FOR ALL OF US

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. That's closed loop recycling at its finest!
- If all our newspaper was 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 and 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!

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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.

Why Recycle?

“I am only one; but still I am one. I cannot do everything, but I still can do something; I will not refuse to do the something I can do.”

- Helen Keller

NON-COMPLIANCE ISSUES:

Concerns you may have about non-compliance issues will be addressed at monthly Board meetings only if they are submitted in writing to the: Eastwood Community Association, PO Box 10662, Midwest City, OK 73140 or submitted via our website at www.eastwoodmwc.com using the comment form.

BOARD MEMBERS:

Dale Fredericksen, President

Wayne Koc, Vice-President

Royce Smith, Treasurer

Linda McKelvey, Secretary

Roger Rensvold, Chair Architectural Committee

Darrel Crosby, Member

Charles Planer, Member

Bob Holland, Member

David Knowles, Member

Mona Mason, Business Manager

“No act of kindness, no matter how small, is ever wasted”

Eastwood Community Association
P O Box 10662
Midwest City, OK 73140