



### Shiloh Board Members

**Gary Wright – President**  
**Vincent D’Amico – VP / Secretary**  
**Ron Grattopp – Asst VP/Treasurer**  
**Stephen Canada - Architectural**  
**Les Miller - Architectural**  
**Jeff Bright – Website**

### Notice

Our annual meeting and election of Board members will take place on February 21, 2017 at 7:00 P.M. at the Battle Creek Golf Club Grill Room. You will receive a meeting notice in the mail towards the end of the year along with an invoice for 2017 dues.

If you would like to run for a Board position, please notify any of the above current Board members.

### By-Laws and Covenants

It is very important that everyone be familiar with our By-laws, Covenants and Amendments to the Covenants. They contain essential information about our neighborhood, its rules and regulations and how it is governed. If you don’t have a copy of these documents, simply go to the “Resident Information” section on our website [Shilohatbattlecreek.org](http://Shilohatbattlecreek.org) and download.

### HOA Management

In August 2016, we selected a new HOA Management company to assist with our financial and business affairs. If you have questions, please do not hesitate to contact them.

HOA Partners, LLC  
ATT: Anne Shotwell or Debbie Olson  
6528 E. 101<sup>st</sup> St  
Ste D-1, PMB 266  
Tulsa, OK 74133-6754  
918-442-4205  
[hoapartners@windstream.net](mailto:hoapartners@windstream.net)



### COVENANT ENFORCEMENT

Homeowners who are notified of architectural control violations are required to cease work and contact the Architectural Control Committee. Any fines are due immediately and if not paid in 30 days a lien will be filed against the property.

Homeowners who are fined for other covenant violations must remedy the situation within 5 days. Fines are due immediately and if not paid in 30 days a lien will be filed against the property.

For both above situations, failure to remedy a violation will result in enforcement which could include legal action. All cost associated with any action will be assessed to the homeowners account.

The most common violations include but not limited to:

- Failure to obtain approval for ANY exterior painting, remodeling, construction or major landscaping. **\$250 fine.**
- Failure to maintain landscaping and grass in a suitable manner. **\$100 fine.**
- Improper parking of commercial vehicles, trailers, boats and other recreational vehicles. **\$100 fine.**
- Improper placement of basketball goals and recreational equipment. **\$100 fine.**
- Animals: All animals must be kept inside the home at night and owners are required to control noises at all times.

# MORE NEWS!

December 2016

## No Solicitation

Shiloh at Battle Creek is a "No Solicitation" neighborhood, as approved by homeowners at the annual meeting on February 18, 2014. The following are exempt from the provisions of this city ordinance.

- 1) Minors who are performing fund raising for recognized youth sports organizations, scouts, and religious institutions, which are headquartered or have established branches within the Broken Arrow city limits.
- 2) The mere delivery of goods to the buyer after the placement of an order at the merchant's permanent place of business.
- 3) Any 501(c)(3) community-oriented charitable service organizations which conducts sales as a part of an annual fund raiser.

If you have an uninvited solicitor, BAPD has suggested that you report it to the non-emergency number 918-259-8400.

## Join us Nextdoor

We currently have 71 Shiloh at Battle Creek neighbors using a private online network called **Nextdoor Shiloh at Battle Creek**. If you have not signed up, please consider doing so. Our neighbors have found lost dogs, identified crime/safety concerns, and provided ideas about how to make our neighborhood better. There is also a classified ad section to advertise items for sale. Please join us to build a better neighborhood! To sign up free, go to [www.nextdoor.com](http://www.nextdoor.com) or contact any Board member.



## 2017 HOA DUES

Invoices for 2017 dues will be mailed out at the end of 2016. To ensure your account is in good standing, please remit timely to avoid additional fees and interest. If you have not received an invoice by mid-January please contact Anne Shotwell or Debbie Olson at, 918-442-4205.

We are pleased to announce that for 2016, we collected dues on 104 of the 106 homes in Shiloh.

# Shiloh at Battle Creek

## Homeowners Association

December 2016

Fall / Winter

### Architectural Applications

An Architectural Committee Plan Review Application must be filled out and submitted ***before any*** alteration or addition begins outside of or to the exterior of your home. This includes things like fences, patio covers, driveway alterations, room additions, outdoor structures, painting, **roof replacement**, certain landscaping and other changes or improvements. Work cannot begin until approval has been given. The application form is available on our website. Just go to the resident information section and download. Applications can be sent to Stephen Canada [scanada@cox.net](mailto:scanada@cox.net) for review and approval.



**Congratulations to the following who won Yard of the Month in 2016 along with a \$25 gift card from Lowe's.**

**May - Franklin – 3400 N Oak**

**June – Wullenwaber – 1612 W Lincoln**

**July – Gillespie – 3300 N Oak**

**August – Pester – 3200 N Oak**

**September – Hibbets – 1705 W Montpelier**

### Boats, Trailers and RVs

Please remember that the covenants do not allow boats, trailers, RVs, recreational or commercial vehicles to be parked in the street or on driveways.

### Dogs

When walking your dogs, please make sure they are on a leash. Also, ***please*** be mindful of your neighbors and pick up after your pets. Leaving their mess on the sidewalk, street or in someone's yard is not only very inconsiderate, it's a City of Broken Arrow code violation.

If you see a dog running loose, you can call Animal Control at 259-8311 or after hours 451-8400.

### Neighborhood Appearance

Let's all do our best to make our neighborhood look as clean and appealing as possible. The property value of ***everyone's*** home can decrease when we don't keep our yards neatly mowed and edged.

There are several homes in the neighborhood that are in need of paint. In addition, some fences and fence post need work. Please plan to get this done before the bad weather sets in.

Hopefully by taking care of these repairs you can avoid being targeted for a violation letter and potential fine from our Management Company.

# Shiloh at Battle Creek

Homeowners Association

## *Holiday Decorations*

Once again, this year *Complete Lawn Maintenance, Inc* installed our Christmas lights at the 51<sup>st</sup> & Oak entrance. If you have lawn care or Holiday lighting needs, you can give Tom Gillespie and his team a call at 918-605-4646.

The Shiloh Board members wish each of you *Happy Holidays* and hope you have a prosperous and healthy *New Year!*



## HOA Dues

Your homeowner's association dues are assessed annually for the period January 1 to December 31. Your dues of \$165 fund everything that the association does. Landscaping, entrance lighting, entrance watering, capital improvements and repairs are just a few of the things to be funded. Due to responsible financial management and the volunteer work of the board members and residents, the Shiloh at Battle Creek community has never made a special assessment above the regular annual dues.

## WEBSITE

Please visit your website often for updates on neighborhood news and other pertinent information. If you have suggestions for improvement's, please contact any Board member.

- [www.shilohatbattlecreek.org](http://www.shilohatbattlecreek.org)
- Financials
- Board / HOA meeting minutes
- Newsletters
- Covenants
- By-Laws
- Contacts
- Forms

