



HOA Meeting Notes
February 23, 2021
7:00pm - 8:00pm

1. Welcome
Amy Cruz—HOA President

2020 Improvements:

- Saving aggressively for repairs on wall.
- Redid all landscaping
- Added entrance lighting
- Added pool timers
- Had a significant sprinkler repair at back entrance.
- Added large boulders to alleviate cutting of corners and sprinkler damage

2. Jenks Police addressing neighborhood security
Officer Simke and Corporal Scott

What are burglars looking for?

- Tend to steal without causing noise or disturbance. Hardly ever have a smash and grab. Always looking for unlocked doors. Majority are kids.
- Do not leave valuables!!! Any visible valuable is exactly what they want.
- 90% of burglaries are unforced entry so make sure everything is locked
- Once they find a neighborhood is not a great target, they will move on.
- Low-lit Areas – a motion detector light will greatly deter crime
- Looking for things they can put in a backpack: wallets, tools, documents, and with documents, you have to worry about ID theft
- Garage door openers – Break into your car to get into your house, which is a first-degree burglary charge.

Ways to easily prevent this:

- Cameras, blink from Amazon seem to work great, and then you can send the JPD a link and they can use that in their investigation.
- Motion lights

- Develop a network of camera feeds – If you have a camera and are willing to provide your feed, please send your name and contact info to the HOA board. We will be building a database to provide to the Jenks Police Department
- Don't leave purse in car or diaper bag. They often think the diaper bag is a laptop bag.
- Don't leave guns in car. It's the main hit from auto-burglaries right now. That gun can easily be used in a crime. Make sure a gun is well hidden, and please, please never leave your car unlocked.
- Record serial numbers of guns or anything of high value left in the car. Once we get a serial number, it goes into a national database, NCIC system so if anyone runs the number in the entire nation, it will register the theft and that property can be returned.

What do we do if we see suspicious activity?

- Call the Jenks Police!
- Get a description of the vehicle and of the people, something to go on. Any detail is helpful. Whatever description you can give.
- Do not chase vehicle either in your vehicle or on foot. The police will not know if you are the bad guy or the good guy. Report it but do not chase.
- Please take time to report a crime! Follow the link to an online form to report it.
 - Only three Woodcreek Villas burglaries were reported last year!!!! Three. We have to report every single burglary. If the police don't know there is a crime happening in Woodcreek, then they don't know there is a problem. Even if they get in your car and don't take anything, they have still committed a crime. Please report. Burglary is defined in Oklahoma as unlawful entry, so even if they didn't take anything, they still broke the law.

Neighborhood watch is an actual program that you pay to participate in, but everything that we've talked about is basically what you need to do to protect your neighborhood.

Call 911 or our non-emergency number, and we will come right out: 918-299-6311

Gated communities —in Jenks Police department's opinion, the gate does not deter crime at all. Many times they just ram the gate and break the gate. A good camera system is much more valuable than a gate in helping to prevent crime. If the police get a picture of a license they can send out that tag information to other police departments.

Question about added risk with the new gas station and hotel going in:

With Hwy75, we are already a convenient target, but with the hotel and gas station going in, officer doesn't see an added security issue. In fact, having a gas station near to your

neighborhood is actually a good thing, because they get money out of a car and then go buy a drink at the gas station and those cameras pick them up. It could actually be beneficial.

3. Stucco Wall Options

Sean Heard – HOA Vice President

Reached out to four different groups centered around masonry and construction. Out of four, three actually answered and two gave us actual bids that were masonry specific. The bids include complete resurfacing of the street facing wall. Only one bid addressed the small stucco section on Nogales.

Gone back and asked for more specific bids for 96th only. We are shooting for \$25,000 and are hoping to have that bid soon

Two bids for around \$50,000 for the full wall, but we are hoping for a lower bid so that we can get the wall repair done within the next year.

We also looked at faux solutions which came in at \$56,000.

We also looked at ivy replacement, but have concerns about further deterioration of the wall and the lack of a solution for interior walls for homeowners

Request to take a survey so that individual homeowners could join in repairs for inside the exterior wall.

4. Gated Community Proposal

Gary Isabel

Gated community issues:

- Cost is prohibited
- Requires a 60ft entry way to allow at least 3 cars to line up.
- Criminals have security codes to most major neighborhoods
- Requires an escrow to repair streets, estimate of \$100,000 for street maintenance
- Cost: gates would be \$150,000 to be built.
- Once gates are in place, we are responsible for all street repairs
- No school buses inside gated community

111th and Elwood is scheduled to open at the end of March.

Outlet mall is on hold and isn't scheduled, but project is still a go.

Gateway mortgage is building a bank beside the gas station

5. Budget Summary

Preston Hale—HOA Treasurer

In 2019 our total expenditure: \$62, 343.

2020 budget was \$49,220 and
2021 should be the same, around \$49,000

At this point, we have just under \$20,000 in savings toward the fence. Expected to reach target goal within this year

Full budget will be posted online: www.woodcreekvillas.com
We will also be working on a list of phone numbers and addresses for security cameras

6. Dog Park Proposal and Soccer Field Rental
Kevin Iorns—Soccer Field Manager

The developer threw two very unsafe goals on the field, so Kevin helped to co-ordinate building in the sprinkler system, permanent goals and the fence. Kevin manages the schedule for the soccer field, but he would love to see it be used more.

Suggestion: allowing it to be a dog park. Soccer comes first and lacrosse, and we will put signage out there with guidelines. Teams take priority, and please respect the teams because they have paid to be there.

We will have a pet waste station with signage.

Kevin will maintain and check the park.

This is on a six-month trial period, seeing if it is viable and if people actually clean up after the pets.

Question: What will the hours be on the dog park?

Kevin requested homeowner's feedback on hours for dog park usage. Stressed that this is on a trial period.

Homeowner question: Request for tree removal between house and soccer field. Sean Heard and Kevin Iorn will address.

7. Request for list of security cameras in the neighborhood
Preston Hale—HOA Treasurer

8. Q&A

- a. Steve and Shirley on Vine, Steve had a stroke. Prayers requested.

Thank you for attending tonight, and thank you for working with us to make our neighborhood safer and a place we all enjoy!