



Blue Quail Ridge Homeowners Association
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BLUE QUAIL RIDGE NEWSLETTER

Fall 2015

www.bluequailridge.org

2015 Board of Directors

Kathy Sumner
 President
 Bill Shawn
 Vice President

Melinda Alizaheh Fard
 Secretary

Keith Gibson
 Treasurer

Any questions or concerns
 may be sent to
info@bluequailridge.org

Street Security Light Out?

To report it, call OG&E
 272-9595

OKC Action Center

To report tall grass or weeds
 (over 12"), dead trees,
 illegally parked or inoperable
 cars, junk and debris...
 Call 297-2535

NEIGHBORS NIGHT OUT:

Will be celebrated on Tuesday, September 15, 2015 at 7:00pm - 8:30pm at the pavilion. This is an excellent opportunity to come out and meet your neighbors and build community. We will be giving away sno-cones, and having a decorated bicycle parade with 1st, 2nd and 3rd prizes for the best decorated bicycles. We hope to have fire trucks and representatives from our police department there as well. Please come out, cool down with a sno-cone and enjoy the evening with your neighbors.

Neighborhood Picnic!

...at the Pavilion

Corrected date: Sunday, October 4 at 1-3PM

Another great chance to come out and meet your neighbors! We will have the picnic catered again and will be serving hotdogs, hamburgers, all the trimmings, potato salad, baked beans and cookies.

This year, for planning purposes, we are asking that if you plan to attend, please **RSVP by emailing response@bluequailridge.org** or calling 405.367.4008 and leaving a message with your family name, address and number of people that will be attending by September 25. We want to make sure we have enough for all.

Also, we will have the inflatables for the kids, but need volunteers to help monitor them and keep the kids safe. We are asking that parents sign up for ½ hour shift between 1PM-3PM. Please respond with the shift that you will be willing to take by emailing response@bluequailridge.org.

ANNUAL HOMEOWNERS MEETING

Our annual homeowner's meeting will be held on Tuesday, **January 12, 2016** starting at **5:30PM**. Location to be determined. We will be going over the budget for 2016, and hear from our Ward 8 Councilman Mark Stonecipher about issues concerning our neighborhood. Please watch for location update.





Neighborhood Watch

The Oklahoma City Police Department offers Neighborhood Watch Patrol Training Classes. Neighborhood Watch patrols enables neighborhoods to patrol their own areas and act as the eyes and ears of their neighborhood.

Their mission is to observe and report suspicious activity. Benefits of a neighborhood watch program include building better bonds with your neighbors by watching out for each other, deterring crime by physical presence (yellow beacon lights on top of a car with magnetized sign going through the neighborhood) and reducing the chance of being a victim of crime. A one hour mandatory training class is required before participation. The classes will be held at the Hefner Briefing Station at 3924 NW 122nd St., Oklahoma City on the following dates and times:

September 22 (Tuesday) 7-8PM

October 17 (Saturday) 10-11AM

If you attend one of the training classes, and are interested in helping to start a neighborhood watch program, please send an email to info@bluequailridge.org so that we may organize this valuable resource in our neighborhood.

DISPELLING RUMORS - PLEASE READ AND KNOW

WHAT IS IN THE COVENANTS!

The Board has received some complaints and questions about things that are not in our covenants! For example, it is not in our covenants that properties need to have a tree in the front yard. Yet some have been telling homeowners that trees need to be replaced. You could be costing your neighbor unnecessary expense by telling him that – it is not required! While we do encourage our homeowners to speak to their neighbors about violations of the covenants, PLEASE make sure you familiarize yourself with them! Our covenants may be found on our website:

<http://www.bluequailridge.org/hoa-information/covenants/>

Also, it is not in our covenants that garbage cans need to be stored behind fences. The storage of garbage cans is part of the City of Oklahoma City Municipal code which states that:

Big Blue can be put at the curb after 7 p.m. the day before collection day and must be wheeled back and legally stored at the side or rear of the structure, no later than 8 p.m. the day after collection.

Bulk waste can be put out to the curb for collection no more than three days before the scheduled pick up date. Municipal Code Chapter 45, Section 25.

This is a great resource from the City of Oklahoma City regarding code violations that may be reported by individual homeowners: www.okc.gov/action/brochure_action_center_web.pdf

Please NOTE: The BQR HOA Board will not respond to complaints of violations of the City Municipal Code. Please contact the City of Oklahoma City Action Center to handle these situations. Keep in mind, sometimes the easiest and fastest resolution is to speak to the neighbors involved first. In most cases, they were not aware of the violation.

SUMMER IS WINDING DOWN!

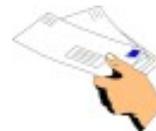
Pool hours are now

Tuesday-Friday 4-8pm
Saturday-Sunday Noon-8pm
(closed on Mondays)

The last day of the pool season is
Monday, September 7th
from 12Noon-8PM
(The pool will be open this day)

DUES STATEMENTS:

Each December a bill is mailed for your association fees (dues). If you did not receive one or are a new homeowner in BQR, please email response@bluequailridge.org with your name and mailing address.



The statements will be going out again in December; and the association fees will be due by the end of January 2016.

FLASHING YELLOW LIGHT AT SUGAR LOAF AND NW 150th

At our last annual homeowner's meeting, Councilman Ryan from our Ward Eight (now retired) indicated that there would be a flashing caution light installed at this intersection. The caution light has now been installed on NW 150th. Hopefully, it will be flashing by the time you read this.

The City of Oklahoma City is completing the engineering on the installation of the permanent stoplight; and anticipates the bidding process to start this fall. Work to install will begin in Fall 2015/Spring 2016. We will keep you updated on this project.

ANOTHER WAY TO CONNECT

Our neighborhood is using a private online network called Nextdoor. Please join us to build a better neighborhood! To join, visit: nextdoor.com/join/VSWJGE



HOW TO SUCCESSFULLY LIVE UNDER A HOMEOWNERS ASSOCIATION

If you [buy a condominium](#), townhouse or single-family home in a newer development, you're likely to become a member of a community association. Community associations come with rules that determine everything from the number of [pets you can own](#) to what color you can paint your front door. These associations are set up by developers and then turned over to a volunteer board of homeowners, who are responsible for making sure facilities are maintained, enforcing the rules, and collecting [maintenance dues](#). Whether you like or hate the rules that come with community association life, once you've bought or rented in an association, you've signed on.

Here are seven tips getting along in a homeowners association.

Know the rules before you move in. Too few prospective residents understand the rules before they [buy or rent](#).

Follow proper procedures. Boards should set up clear procedures for everything from getting permission to paint your front door to installing a satellite dish, and homeowners should expect to follow those procedures.

Go to your neighbor before you go to the board. The board is there to make sure the regulations of the development are followed, but if your neighbor's loud music annoys you, talk to your neighbor first before taking your complaint to the HOA board.

If you don't like a rule, get your neighbors together to change it. If you don't like a rule, talk to your neighbors and petition the board collectively for a change.

Volunteer to help your community. Volunteer to help with a project or serve on a committee, and expect to serve on the board at some point.

Try to stay out of court. Every community has a few people who think the rules don't apply to them, and some would rather fight than comply.

Have a long-range plan. State laws regarding reserves and planning vary, but it always makes sense to plan for items you know will have to be [replaced or repaired](#), such as roads, roofs and pools.

Blue Quail Ridge Common Area Rules and Regulations

1. The swimming pool is open from Memorial Day weekend (opens Saturday) to Labor Day weekend (closes Monday) each year; Tuesdays through Sundays. The pool is for Blue Quail Ridge residents and their guests only. Guests are limited to 3. Use of the pool for residents is conditioned on their being current with the payment of their yearly assessments. Hours of operation of the pool are from 12Noon to 8PM.

When school starts, the pool hours are 4PM-8PM.

2. Additional Rules concerning the pool are posted by the changing area. The lifeguards have the final authority on expelling those who are roughhousing, running, or otherwise belligerent for the safety of all present.
3. The pavilion may be reserved for parties and gatherings. Reservations are to be made by sending an email to response@bluequailridge.org. If the requested date is available, a \$50.00 must be received before the pavilion is scheduled. The deposit check is held; and at the end of the event, the pavilion is inspected for cleanliness by one of the Board of Directors, or its agent. If it is found clean, the deposit check is returned or shredded (whichever is desired).
4. Due to the noise factor and for the peace of residents living in close proximity to the common area, the basketball court and playground area will open at 10AM and close at 9PM.

The playground and basketball court are for Blue Quail Ridge residents only and their guests. Guests are limited to 3.

5. The parking lot of the common area is reserved for those using the pool/pavilion/playground area only; and is not for use as private parking at any time. The Board of Directors, according to the covenants and restrictions of Blue Quail Ridge have been entrusted to manage and maintain the common areas; and to develop, and make rules appropriate to that function. The Board of Directors will take all steps necessary to enforce the rules, regulations and covenants.

The owner of any such vehicle found to be in violation shall hold the HOA and Board of Directors harmless from any damage or theft to the vehicle that the owner may incur. Additionally, the owner of the vehicle will be solely responsible for any damage that might be caused to the property of the HOA, or nearby homes, fences or structures.