

# SOUTHWOOD NEIGHBORHOOD ASSOCIATION

11063-D South Memorial Drive, Box 325, Tulsa, OK 74133

[www.SNABixby.org](http://www.SNABixby.org)

Russ Fischer - Secretary

Fall 2019 Newsletter

Email: Fischerruss@hotmail.com

I hope that all of you have had a great summer and are getting ready to enjoy a wonderful Fall. While this past summer didn't have too many 100 degree temperature days, it'll be nice to leave the humidity and high Heat Index values behind and move toward the more comfortable Fall days. And of course all the wonderful things with Pumpkin Spice are back!

As the Law of Averages teaches us, things tend to balance out. So while the past couple of years have been rather quiet ones for SNA, this year went the opposite way. Those of you who attended the Annual Meeting last month heard me describe the number of issues confronting us this past year challenging our neighborhood to remain what has been a defining character for us, which is our low density large lot neighborhood. Please take time to read the summary of the Annual Membership Meeting below and the portion of the Newsletter devoted to explaining why we need to organize and protect what makes Southwood so special!

## **13<sup>th</sup> Annual Membership Meeting Summary:**

The SNA Annual Meeting was held on August 27<sup>th</sup> this year. We had a number of residents who attended that were interested to hear about events affecting Southwood and the City of Bixby. Unfortunately, this year, neither of the City Council members who live within our neighborhood were able to attend. So we may not have had a full accounting of current events and projects for the City of Bixby, but those of us who were there filled in with what we were aware of. It was also noted that The Bixby Beacon, the newsletter sent out by the City of Bixby with the water bills, is a great resource for information and we encourage all members to read it.

Current projects working within the City of Bixby are the long planned intersection improvements at 131<sup>st</sup> and Mingo. This is funded by a bond package passed several years ago for improvements to the Mingo Road intersections at 111<sup>th</sup>, 121<sup>st</sup> & 131<sup>st</sup>. The 111<sup>th</sup> intersection has been completed and is wonderful for those of us who go through there nearly every day! The 131<sup>st</sup> improvements will be similar in that traffic lights will be installed and left turning lanes added. The 121<sup>st</sup> intersection improvements will move forward once right of way issues have been resolved. Another major project getting underway is the Downtown Streetscape

Project. A number of us were involved in the early public input meetings held way back in 2016, in which we got to participate in putting together a wish list of elements we wanted for the Downtown area and along the Arkansas River. It was decided by the folks attending, that the Downtown project would go ahead of the River. The Contractor is now working on utility relocations and improvements. The "funner" items which will provide the new look for downtown will be later in their work, and we should see those items by next summer. Another project discussed was the proposed Casey's convenience store at the SW corner of 111<sup>th</sup> and Mingo. Our neighbors next to us went to court earlier this month to attempt to stop the project. As of this time, I've not heard of the results from that action, but they've been using NextDoor to keep folks informed, and their postings are open to us.

The discussion about our Covenant enforcement and protection actions are detailed below.

The elections were held for the 2019/2020 SNA officers. All of the previous officers had agreed that they would be willing to serve another term at the same positions and were re-elected by acclamation. If you ever need to contact any of us, our email addresses are posted on the SNA website.

## Southwood Covenants & Legal Issues

Those of you that have been involved with SNA for a while have heard me discuss our Covenants and issues that we've had with people and the City of Bixby acting against them. Some of you may have attended one of the three Covenant Workshops that I held in May and June of 2015. There I discussed the major issues that we face, and in fact were major factors in getting SNA organized. Our current issues involve two such aspects, and each has come to a point where the SNA Board decided we need to act to enforce the Covenants.

I'll not go into too many of the details here as the newsletter would get very long, but a pending sale of one of the lot split tracts has made it necessary for SNA to file suit against the property Owner. This has been going through the lawyer discovery process for months and appears headed to court. Also, issues regarding accessory buildings being permitted by the City that do not comply with our Covenants have been on-going for years. At the Annual Meeting it was decided that we'd prepare and present our concerns and position to the City Council and see if we can get the Council to have the Staff work with us rather than against us.

I'll be looking for volunteers to help and attend the City Council meeting when we are ready to present. It makes a huge impact if we can show the Council that there are a large number of residents concerned about the issue. We have been very frugal with our funds for years, but the costs of the suit will mount. We're represented by the Attorney we used in 2013 against the Developer along Memorial. He's been very gentle with his billing, but if you wish to donate any extra money this year to assist, maybe rounding up to \$50? It would be very helpful!

**(cut along dashed line)**

Name:		Date:	
Street Address:		2019/20 - Dues \$35.00	
Contact Preference (circle one):	Phone    Postal    E-mail	<b>Willing to help as a:</b> <b>Volunteer?? YES    No</b>	
Ph. #	E-mail Address:		

## Membership Block Party Has a Host!

We didn't have a Block Party last year as we did not have anyone offer to host the event. This year we already have a host and date set! Greg & Julie Fuller who live at the southwest corner of the intersection of 114<sup>th</sup> Street and 94<sup>th</sup> Avenue will be the hosts.

Hopefully the weather will be cooperative and a good number of folks will be able to attend, hang out and enjoy some time together. The college football schedule is always a big determining factor setting the date, and October 5<sup>th</sup> was an optimum date as OU, OSU & TU are all away games.

We usually gather in the early to mid-afternoon. SNA provides all of the food, drinks, and utensils. We usually have some picnic or tailgating type foods. I'll send out a reminder in a couple of weeks, but please mark your calendar now as it's already less than a month away!

## Membership Dues:

At the Annual Meeting it was decided that the annual dues would increase slightly to \$35. With the issues we're facing we're hoping folks would be okay with a slight increase and we don't lose too much participation. You can mail this form with your dues or drop in to my mailbox at 8734 E. 113<sup>th</sup> Street. My mail box is an old style drop box across the street from my house and items cannot be taken out of it by the postal service. They can only drop mail in. PLEASE make sure your contact info is current and print your email address **CLEARLY.**

Thanks!!

Russ Fischer, Secretary