

# ***SOUTHWOOD NEIGHBORHOOD ASSOCIATION***

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

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

Russ Fischer - Secretary

Spring 2024 Newsletter

Email: Fischerruss@hotmail.com

Hello Friends & Neighbors! It sure is looking like Spring has sprung here in lovely Southwood. It is so nice to see the trees starting to bud and blossom, and have the daffodils bursting with bright white and yellow blooms. Even though we didn't have too much snow and ice, it's always nice to have those cold and short days of winter behind us, and we're getting on toward the warmer longer sunnier days of Spring.

It's been another nice quiet year for the Southwood Neighborhood Association, which is always a great statement to make!

## **SNA Annual Meeting:**

The SNA Annual Meeting was held on November 7<sup>th</sup> at the Evergreen Church just to the east of us on 111<sup>th</sup> Street. We had a good group of folks and we quickly transacted the business portion of the meeting, and then had good discussions as to several issues that we'd seen recently and what the future may be for Southwood Neighborhood Association.

Regular business was conducted including reports from the Board and the election of SNA Officers. The current SNA Board had all offered to serve another year if the membership so decided. There were no nominations from the floor and the SNA Board was accepted by acclamation.

A neighborhood concern that was discussed was the cut-through traffic from Memorial. Those of you along the west side of Southwood close to Memorial Drive have been dealing with this for some time. A number of folks will bypass the north bound stacking at the traffic lights at 111<sup>th</sup>, and cut through Southwood to get to S. 83<sup>rd</sup> E. Avenue and then continue east on 111<sup>th</sup> Street. As the stacking has gotten worse on Memorial, and drivers are using Mingo Road to avoid the construction at the turnpike interchange, drivers that were cutting thru 112<sup>th</sup>, moved down to 114<sup>th</sup> & even 116<sup>th</sup> Street. There's a fairly long and straight run on S. 83<sup>rd</sup> E. Avenue from 116<sup>th</sup> to 112<sup>th</sup> without any stop signs. Residents along 83<sup>rd</sup> voiced concerns about drivers

speeding north along that stretch of residential street. To assist in slowing down the traffic, the City of Bixby has added a stop sign at the 114<sup>th</sup> Street intersection, making it a 4-way stop now.

There also was discussion about what actually is a part of the planned street improvements on 111<sup>th</sup> from Memorial east to 86<sup>th</sup> E. Avenue. As a part of that project, the storm water from the detention pond north of 111<sup>th</sup> that flows south into Southwood, will be put into pipes and routed through a portion of the neighborhood.

I see on the City of Bixby's Project Updates website, that this project is scheduled to bid this spring. I'll be checking in with the City Engineering staff to see if they have a more definitive date. If you are a resident who lives south of 114<sup>th</sup> Street that is being affected by this storm sewer project, I'd appreciate it if you'd email me and tell me what you know of the project. The folks north of 114<sup>th</sup> have already provided me with the plan sheets and easement documents affecting them.

## **City of Bixby Projects:**

There is a traffic corridor study that the City of Bixby has been using for years as a guide for planned improvements on these streets. Significant parts of the traffic corridor plan are improvements along Mingo Road to handle more traffic from Memorial. As one can see driving down Mingo

Road, the intersection improvements to 111<sup>th</sup>, 121<sup>st</sup> & 131<sup>st</sup> have all been completed. Future street projects will be the segments to widen Mingo in between the intersections, and also street improvements to provide connections from Mingo to Memorial.

By the way; as I've mentioned in the past, a great resource for information as to what's going on is "The Bixby Beacon" that comes with your water bill. The March 2024 issue listed the City's website where one can check on all city projects; which includes buildings, parks, utility and street projects.

A construction project that is probably of interest to many of us is the commissioning of the New Washington Irving River Park. Ages ago when we were doing the public meetings for project concepts to use the Bixby Vision funds on, there was the desire to be able to get close to the water. The Arkansas River has a bit of a bad rap on water quality but the all of the reports I've seen show that the water quality actually is pretty good.

Additionally, earlier in the Newsletter I'd noted the street project on 111<sup>th</sup> from Memorial to 86<sup>th</sup> E. Avenue, but there also is a future city project listed as waiting on funding that will have some impact to us. It is the widening of Mingo Road from 101<sup>st</sup> to 111<sup>th</sup> Street. Currently the main bottleneck on Mingo Road is the City of Tulsa portion from 96<sup>th</sup> to 101<sup>st</sup>, but the widening of Mingo Road down to 111<sup>th</sup> should help the situation. Plus, once the Memorial Drive interchange with Hwy 169 & the Turnpike is complete, that should move a good portion of those vehicles back to Memorial Drive.

**Amending Southwood Covenants:**

We also discussed at the Annual Meeting, exploring the amendment of the Southwood Plats. They allow

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Name:		Date:	
Street Address:		2023/24 - Dues \$50.00	
Contact Preference (circle one):	Postal or E-mail	Willing to help as a: Volunteer?? Yes No	
Ph. #	E-mail Address:		

for them to be amended every 10 years. That's coming up in 2025 & 2026. This is an opportunity to address some of the weaknesses in our Covenants. This was something that our Lawyer recommended after we won our lawsuit. I will be discussing the requirements with our Attorney and then hosting info sessions this summer and fall.

I'm sure the majority of us only want what is just necessary to protect our interests. Our current Association is too weak. We need to provide a little more authority to it so that it can serve us better, but not create a monster. I own a retirement home in AZ and that association is the classic horror story that one hears about. I'm sure we don't want anything like that. In order to get good participation and ideas of what we want, please make sure that I have your email address, mine is at the top.

**Membership Dues & Donations:**

The SNA dues were set to remain at \$50 at the Annual Meeting. Again, reminding that with the cost of the litigation to protect our neighborhood, we're hoping that you will find it in your heart to even donate a little more! There were a significant number of folks who gave us \$100 last year, a couple did more even. If you're able to donate a little more, it is really appreciated, but we are very grateful for whatever you give to SNA.

You can pay on line to our PayPal account. The link is on our website. You also can mail the form below with your dues in the envelope provided, or drop it in my mailbox at 8734 E. 113<sup>th</sup> Street. My mailbox is across the street from my house and items cannot be taken out of it by the postal service. PLEASE make sure your contact info is current too. Thank-you very much for your support!

Sincerely; Russ Fischer - SNA Secretary

