

Around the Neighborhood

Summer is in full swing and the newest Home Owner's Association Board has been busy for the last six months making sure the Talavera neighborhood remains beautiful. Ultimately it takes the collective effort of every resident to keep our neighborhood beautiful and everyone is doing a great job! Since the new Board has taken office, many improvements have been made including: the planting of new grass in the median of the new entrance, "No Solicitation" signs have been made and placed at both entrances, a Talavera Newsletter has been established, the Talavera website has been updated and maintained on a regular basis, a facebook account has been set up for Talavera and is regularly updated, a fee schedule for issuing fines based on Covenant violations is being reviewed and will soon be implemented, a Compliance Committee has been established and remains active, all known sex offenders have been pressured to

relocate and have relocated out of the Talavera community, and a Landscape Committee and a "Yard of the Month" program has been established and remains active. All this has been accomplished in just half a year....let's work hard together to get twice as much accomplished in the second half of 2011!

There are several additional improvements that are currently on our agenda that we are in the process of pursuing. These include: getting quotes for additional landscaping (i.e. decorative trees) around the castle, replacement of lights around the castle, and the installation of electrical in the median of the main entrance. If there are any additional items that you would like to see addressed please let a board member know.

Yard of the Month



Well, two summer months have already come and gone and the Landscape Committee has had an incredibly difficult time picking the two yards of the month. There are a large number of beautiful yards throughout Talavera and it has been difficult to just decide on two! Given such a daunting task, the Committee has tackled it gracefully and has spent many hours deliberating. Winners for each of the past two months have been determined and have been rewarded with \$100 gift certificates.

And the Yard of the Month winners are:

May:

17304 Toledo Drive



June:

17300 Avila Lane



Congratulations to the two winners so far. Keep up the hard work everyone there are still two more months during which the Landscape Committee will be rewarding winners. The HOA Board wants to express that your hard work is not going unnoticed and is much appreciated, the neighborhood is looking better than ever!

Common Violation Notices

Neighborhood inspections by the Compliance Committee continue to be conducted regularly. Violation of Covenant Item #19 continues to be a problem for many of residences. As a reminder, the following is how the Covenants read:

Covenant Item #19 Trash Receptacles:

*No trash, garbage, or other waste shall be kept except in sanitary containers in appropriate locations which may be specified by the ACC (Architectural Control Committee). **Such containers shall be situated and enclosed or screened so as not to be visible from any residential street, private drive or adjacent lot.** No trash, garbage, or waste receptacles shall remain on the street, except beginning at 6:00 PM on the day before the scheduled pick-up and through the day of trash pick-up by the City of Oklahoma City or such authorized provider.*

Please make an effort to conceal your trash cans from the street. Even just a small privacy fence is sufficient, so do what you can.

Two additional common violations that have become prominent during the summer months pertain to the parking of boats and trailers in the neighborhood and dead trees. Covenants #20 and #25 read as follows:

Covenant Item #20 Boats, Trailers, Etc.:

Boats, trailers, motorhomes, or other recreational vehicles may not be parked, kept, or maintained on any street on said addition, but may be kept on the premises provided they are concealed within the residence garage or located behind the front or side building limit lines and are totally concealed from the street and are not visible

from the neighboring property. In addition, the above are not allowed in the front yard, or on a corner lot in the front or side yard. Automobiles and pickup trucks may be parked in the driveway. Commercial vehicles except for pickup trucks are prohibited.

Covenant Item #25 Landscaping:

All builders must preserve all existing trees as much as possible to every practical extent. All builders must provide at least one (1) tree of at least three (3) inches caliber measured six (6) inches from ground level, (either existing or to be planted) in the area between the building line and the street right-of-way. Corner lots must have two(2) trees, one (1) on each street. Trees must be deciduous or evergreen variety. If above trees die, they must be replaced within thirty (30) days by the property owner, or the Homeowners Association at its discretion may replant the trees and the cost thereof be paid by the lot owner to the Homeowners Association upon demand, and until paid, such cost shall constitute a lien against the lot.

Courtesy notices have been delivered to most of the residences where a violation(s) is/are occurring. The Board understands that not all residents may be aware of their violations and wants to provide notice to any violators. Repeat violators will be contacted and warnings will be provided to new violators. Once the fine schedule is approved, repeat violators will be fined. Remember, the HOA is here to serve you and to ensure the community you live in remains clean and beautiful. Enforcement of the covenants helps to ensure a beautiful community and will increase everyone's property values. Please do your part!

First Annual Talavera Golf Tournament

It has been brought to the HOA's attention that there continues to be some interest in a golf tournament. Volunteers are ready to organize if you are ready to participate! We need information of those interested in participating. Please send your contact information (including e-mail preferably) to Michael Hofener (HOA Board Member).



Talavera Summer Blow-Out

The HOA will be throwing a summer blow-out bash for the residents of Talavera. This will be a great social to help promote community, garner involvement within the neighborhood, and will be a great time to relax and have a good time! The blow-out is scheduled for August 13, 2011 from 11:00 a.m. to 1:00 p.m. at the "Castle" so please mark your calendars. We will cook hamburgers and hot dogs, have a moon-bounce, a sno cone stand and other activities for the kids and everyone will have a good time...guaranteed. We look forward to seeing you there. If you have any ideas for additional activities or would like to volunteer to assist please let a board member know!



Upcoming Local Activities/Important Dates

Moore: Fishing Derby – Saturday, August 6th

(www.cityofmoore.com)

Norman: Summer Breeze Concert Series – Sunday Evenings May – September

(<http://www.pasnorman.org/programs/summerbreeze>)

Oklahoma City: "Passages" at the Oklahoma Museum of Art – May 16 – October 16

(<http://www.okcmoa.com>)

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