



BRADEN PARK

News & Review – Jan 2025

www.bradenpark.net

hoa.mgmt12@gmail.com



BOARD OF DIRECTORS:

Thor/President

Steve/VP, Pool Mgr.

Toni/Secretary

Email Board members @

hoa.mgmt12@gmail.com

The Braden Park Board is busy compiling a list and gathering bids for 2025 repairs and maintenance needs throughout our neighborhood including;

- Street repairs
- Pool deck repairs & new signage
- Entrance signage

\$\$\$ Current funds available \$\$\$

Checking	\$41,230.10
Savings	\$24,518.22

At this time we have 7 *delinquent homeowners, liens have been filed on all 7 properties.

The total owed our association by these delinquent owners is **\$7,320.00**

**1 homeowner owing \$1,694.84 is in Foreclosure unfortunately this makes the possibility of recouping part or all of these funds very low.*



Email Tammy @

hoa.mgmt12@gmail.com

Although our **Dues are due on JULY 1st**, many homeowners choose to pay LATE, some as late as November, making it very difficult to budget and have the needed funds available for not only monthly utility bills but to forecast for larger capital expenditures for our neighborhood. It also means a lot of extra work for our Manager having to prepare & mail out an additional 4 to 6 Invoices per delinquent homeowner. It also means our association has to spend what funds are available filing Liens of \$250 per homeowner to attempt to recoup all delinquent funds. (7 x \$250 = \$1,750)

We thank all those who pay on time & encourage all homeowners to plan now to pay Annual Dues ON the due date of July 1st

Email hoa.mgmt12@gmail.com with any questions

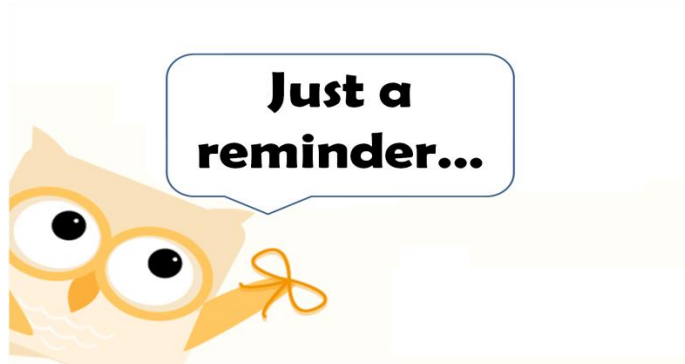


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WHAT'S NEW?

Lots of growth happening around our area, some of the "yummy" new additions include;

- Wings & Rings
- Big Lo's Burgers
- Awaji Izakaya
- Chick Fil A
- Starbucks
- Panda Express
- Salad & Go



Our Annual HOA Meeting is held in June – final date will be announced 30 days prior.

While it's not always possible for busy homeowners, it's recommended to at least occasionally attend Annual HOA meetings because it is the best way to learn the business of your association. Members can, of course, request meeting minutes but receiving minutes and actual attendance are on an entirely different level because there is no substitute for participation. HOA's are non-profit corporations and rely on volunteers among the community members to become directors who oversee that everything runs smoothly. Directors may not know everything that goes on and depend on individual members to keep them apprised of issues that may be occurring or items that are of concern.

The decisions at Annual HOA meetings involve critical issues affecting the homeowner's association:

- Association budget
- Community maintenance
- Security
- Electing directors

Involved members can become excellent future Board members because their participation helps them learn the intricacies of being a Director and how an HOA Board operates for the betterment of the community.



Braden Park residents are encouraged to email **hoa.mgmt12@gmail.com** & provide a *current* email address to be on our Mass email list and receive important neighborhood information.

A VIABLE NEIGHBORHOOD IS A
COMMUNITY: AND A VIABLE COMMUNITY IS
MADE UP OF NEIGHBORS WHO CHERISH
AND PROTECT WHAT THEY HAVE IN
COMMON.

- WENDELL BERRY -

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BradenPark

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