



The Annual meeting was held on September 23, 2024. There were 31 residents in attendance. The current remaining board members (Marilyn Vann, Sharon Oakes, and Jennifer Thompson) resigned effective as of the date of the annual meeting and the New Board for 2024-2025 was elected as follows: Officers: Leslie Jackson, President; Cliff Red Elk, Vice President; April Rhoda, Treasurer; Connie Norsworthy, Secretary; and additional Board Members Kendi Garfield, David Rhoda, Marci Ware, and Woody Burpo.

Thank you to those that served last year and for those volunteering to carry us on into this next season!

## DUES & MEMBERSHIP

LENA's fiscal year is Oct 1–Sept. 30th. So, that means it's time to pay dues for expenses for this upcoming 12 months—see financial update for estimated expenses.

Membership is voluntary, however, dues are vital for the maintenance and upkeep of our 3 entrances, mowing of the perimeter, upgrades that we could do to beautify the entrances, activities that we would like to have like neighborhood get-togethers, etc. These things benefit EVERY homeowner, so please consider investing in the current and future enhancement of our home values and fostering our safe and friendly neighborhood.

Dues are very affordable at \$120 per year per residence. There are 228 houses in Lakeview Estates, so if everyone participated, it would be easier to upgrade the east and south entrances with water, sprinkler, electric and new landscaping, continue with holiday decorations/lights at entrances, etc.

Dues can be paid via check and mailed to: LENA PO Box 851954, Yukon, OK 73085 or through the website at [lenaokc.org](http://lenaokc.org). Dues could be paid annually, semi-annually or even quarterly. I'm sure any of our board members would be happy to receive your check and get it to our Treasurer as well.

## Financial Update :

Based on bank statements and limited information available:

The bank account balance as of 9/30/23 was \$13,713.17.

Deposits over the past 12 months totaled \$4,374.72.  
(from assumed paid dues)

Expenses: totaled \$12,421.40

Utilities \$1,259.71 (water & electric north entry)

Mowing \$2,800 (perimeter, median & common areas at the north entrance)

Spraying Perimeter: \$463.28

New landscaping at north entry: \$4,467.50

Water Meter for East Entry \$1,083.28

Walmart/Lowes for cleanup: \$656.63

English Tree Service \$1300

Annual Website Cost: \$195 x 2=\$390

End Bal Sept 30/Beg Balance as of Oct 1, 2024: **\$5,666.49**



### NEW EMAIL: Lakeview Estates has a NEW EMAIL!!!

The old yahoo email has been deactivated, so we need to create a new email database. We need everyone that wants to get e-mail updates about events, etc., to e-mail the new one at [Lakeviewestatesyukon@gmail.com](mailto:Lakeviewestatesyukon@gmail.com) so we can save your email address and get you on the list for updates! Darryl Goodman, our website guru, will be setting up for announcements to be automatically e-mailed from the website! Thanks, Darryl!!!

## Homes sales over the past 2 years—WELCOME to our newest neighbors!!!

| Address                | Closed     | SqFt  | BR | FB | HB | LA | DA | Levels | Pool | GAR | Built | Orig LP   | LP        | LP/SF    | SP        | SP/SF    | DOM |
|------------------------|------------|-------|----|----|----|----|----|--------|------|-----|-------|-----------|-----------|----------|-----------|----------|-----|
| 10612 NW 40th Street   | 10/18/2023 | 2,028 | 3  | 2  |    | 1  | 1  | ONE    | No   | 3   | 2001  | \$275,000 | \$275,000 | \$135.60 | \$275,000 | \$135.60 | 5   |
| 10601 NW 38th Street   | 07/24/2023 | 1,862 | 3  | 2  |    | 1  | 1  | ONE    | No   | 3   | 2003  | \$249,900 | \$249,900 | \$134.21 | \$277,500 | \$149.03 | 3   |
| 10609 NW 37th Street   | 05/31/2024 | 2,016 | 4  | 2  |    | 1  |    | ONE    | No   | 3   | 2003  | \$290,000 | \$290,000 | \$143.85 | \$293,000 | \$145.34 | 1   |
| 4005 Scissortail Drive | 06/04/2024 | 1,906 | 3  | 2  |    | 1  | 2  | ONE    | No   | 3   | 2005  | \$295,000 | \$295,000 | \$154.77 | \$295,000 | \$154.77 | 4   |
| 4001 Scissortail Drive | 08/23/2024 | 1,946 | 3  | 2  |    | 1  | 2  | ONE    | No   | 3   | 2005  | \$300,000 | \$300,000 | \$154.16 | \$295,000 | \$151.59 | 10  |
| 10613 NW 41 Street     | 12/02/2022 | 2,294 | 4  | 2  |    | 1  | 1  | 2      | ONE  | No  | 3     | \$330,000 | \$299,500 | \$130.56 | \$296,000 | \$129.03 | 119 |
| 4104 Morningstar Drive | 09/18/2024 | 2,157 | 4  | 2  |    | 1  | 1  | 2      | ONE  | Yes | 3     | \$350,000 | \$350,000 | \$162.26 | \$351,000 | \$162.73 | 7   |

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Sales information provided as a courtesy and is not a guarantee of a value for any property, an appraisal, etc.

## CRIME REPORT—PAST 6 MONTHS

Source: Neighborhood Alliance of Central Oklahoma

| Address             | Date       | Time | Offense   | Description  | Division | Case Number  |
|---------------------|------------|------|---|--------------|----------|--------------|
| 107XX NW 40th Ter   | 2024-08-01 | 1830 | 26A - FALSE PRETENSES / SWINDLE / CONFIDENCE GA | White Collar | Hefner   | 2024-0055213 |
| 109XX NW 37th St    | 2024-08-10 | 1700 | ADMINISTRATIVE - UNUSED INCIDENT NUMBER         | Records      | Hefner   | 2024-0057349 |
| <b>None in July</b> |            |      |   |              |          |              |
| 38XX Scissortail Dr | 2024-06-20 | 2200 | 26A - FALSE PRETENSES / SWINDLE / CONFIDENCE GA | White Collar | Hefner   | 2024-0044408 |
| 41XX Scissortail Dr | 2024-06-27 | 0752 | INCIDENT- TRAFFIC / ACCIDENT & OTHER            |              | Hefner   | 2024-0046086 |
| 106XX NW 37th St    | 2024-05-13 | 2130 | 26B - CREDIT CARD / AUTOMATED TELLER MACHINE F  | White Collar | Hefner   | 2024-0038774 |
| 106XX NW 37th St    | 2024-05-13 | 2130 | 26B - CREDIT CARD / AUTOMATED TELLER MACHINE F  | White Collar | Hefner   | 2024-0038771 |
| 106XX NW 37th St    | 2024-05-13 | 2130 | 23F - THEFT FROM MOTOR VEHICLE                  | Burglary     | Hefner   | 2024-0038770 |
| 42XX Scissortail Dr | 2024-04-10 | 1434 | INCIDENT- TRAFFIC / ACCIDENT & OTHER            |              | Hefner   | 2024-0025489 |
| 40XX Morningstar Dr | 2024-04-12 | 0227 | 23F - THEFT FROM MOTOR VEHICLE                  | Larceny      | Hefner   | 2024-0025996 |
| 41XX Scissortail Dr | 2024-03-01 | 1306 | INCIDENT- TRAFFIC / ACCIDENT & OTHER            |              | Hefner   | 2024-0014990 |
| 40XX Morningstar Dr | 2024-03-21 | 1830 | INCIDENT- PUBLIC / LOST PROPERTY                | Burglary     | Hefner   | 2024-0020538 |

\*By-Laws, Covenants & Restrictions and other information can be found on our website, [lenaokc.org](http://lenaokc.org).

\*Covenants & Restrictions can also be found with the Canadian County Clerks office/website and these documents should be provided to you at closing when you purchased your house.

\*Friendly reminder that boats, RV's, trailers, etc. are not permitted to be parked in driveways or on the street.

\*Speed limit is 25 so please watch for kids, people walking and pets!

\*Speaking of Pets, please pick up after your pet on your walks. Your neighbors will appreciate it!

**Oklahoma City Action Center:** To report potholes, non-emergency code violations such as high weeds, abandoned vehicles and other neighborhood concerns:

CALL: (405) 297-2535

TEXT: (405) 252-1053

EMAIL: [action.center@okc.gov](mailto:action.center@okc.gov)

The outgoing board hired a professional company to repair and update the sprinkler system and landscaping at the north entrance. The total paid on 9/24/2024 to Hall-Stewart Landscaping was \$4,467.50.

They also had been in the process of getting bids to add a sprinkler system and landscaping to the east entrance. They did pay for a water meter (\$1,083.28 to the City of Oklahoma City) in June 2024.

The estimate for the sprinkler system is appx \$5k and no bids were given for the electric. According to the City of OKC, the meter, sprinkler and electric would all need to be coordinated to be installed at the same time.

Given the current balance in the bank account, it will be some time before these improvements can be completed, however, it is a good goal to work towards both for the east and south entrances.

# Upcoming Events

## HOLIDAY DECORATING CONTEST



We have entered that time of the year where judging will be based on holiday decorations for fall in October & Christmas in December! There's already some big competition for fall, so get busy because the judging will be happening soon!

\*\* Thanks to TLC Garden Center, the winner will receive a \$25 gift card!\*\*



**Adopt-an-Entrance!!!** Would you be willing to volunteer to adopt an entrance near your home to help take care of weeds, trash, etc.? We would love to have a set of volunteers adopt each entrance for the next year or even 6 months! EMAIL us at [lakeviewestatesyukon@gmail.com](mailto:lakeviewestatesyukon@gmail.com) and put "Adopt" in the subject and let us know which one!

### **Block Captains:**

We would like to have one or two people (at least) from each block to help pass out newsletters and other information as needed. If you could help with this, please email us at [lakeviewestatesyukon@gmail.com](mailto:lakeviewestatesyukon@gmail.com) with "Block Captain" in the subject and let us know what street you live on.

### **Next Food Trucks!**

Mon, Oct 14 at 5:30 PM

**Cutie Pies Concession Food Truck**  
4016 Morningstar Dr., Yukon, OK

Tue, Oct 29 at 5 PM

**Mamas Snack Shack**  
3901 Scissortail Dr., Yukon, OK 73099

Dates, locations, and MENUS can be found on the Facebook page under "Events".

Thank you to Kendi Garfield for hooking us up with yummy foods!!!

Board Meetings—the new board did have an initial, private meeting on September 23rd just to get acquainted and get our ducks in a row to move forward as a new board. We have every intention on holding open board meetings in the future—watch the FB page, email, website, etc. for date and time TBD!