



THE

# CORNER POST

JULY-AUGUST ISSUE 2011  
Volume 8 • Issue 4

Working to create safe,  
attractive and healthy neighborhoods  
throughout Central Oklahoma<sup>SM</sup>

A bimonthly publication of  
The Neighborhood Alliance, Inc.  
1236 NW 36th Street • Oklahoma City, OK 73118-5604  
Phone: (405) 528-6322 • Fax: (405) 521-0798 • www.nacok.org

*We are a nonprofit 501(c)(3) organization offering education, training and organizational assistance to neighborhoods in Central Oklahoma*

## Do you know a Good Neighbor when you see one?

We're looking for nominations for Good Neighbor Awards! Categories include:

- ★ **Good Neighbor of the Year** - Someone who has gone above and beyond the call of duty for your neighborhood.
- ★ **Neighborhood of the Year** - One neighborhood that excels in making their community a better place to live.
- ★ **Best Neighborhood Newsletter** - A Neighborhood Newsletter that consistently produces a quality publication filled with vital information for their neighborhood residents.
- ★ **Best Neighborhood Project** - Recognizing a special project completed in 2010 or 2011. It can be a social event, physical improvement project or an activity aimed at curbing crime. Big and small projects are encouraged to apply for this award.
- ★ **Community Neighbor Award** - Honors a business or other organization that contributed to the improvement and well-being of your neighborhood.



Jeanna Daniel (left)  
2010 Good Neighbor of the Year

See complete guidelines and nomination forms  
online at [nacok.org](http://nacok.org)

*All nominees will be recognized with a certificate and will be published in the banquet program.*

Nominations are due by September 9, 2011!!

*And mark your calendars for the Good Neighbor Awards Banquet,  
Thursday November 3, 2011 at the downtown Petroleum Club!*

## Congratulations to these neighborhoods for winning a \$25 Target Gift Card at the NNO Kick-off Event at City Hall August 2!



- |                                  |  |
|----------------------------------|--|
| 1500 Block of NW 29th Street     | Hemingway Homeowners Association                             |
| Cambridge Park HOA               | Jefferson Park Neighbors                                     |
| Camelot Estates<br>Neighborhood  | JFK Association  |
| College Hill Neighborhood        | John Glenn #2 Neighborhood Watch                             |
| Council Oaks Neighborhood        | Medical Community Neighborhood<br>& Lincoln Terrace Historic |
| Crestwood Neighborhood           | Military Park Residents Association                          |
| Elizabeth Heights HOA            | Miller Neighborhood  |
| Glen Oaks HOA                    | Musgrave-Pennington Neighborhood                             |
| Greenbriar Pointe Homeowners     | Neighbors in 73114 area                                      |
| Harvest Hills South Neighborhood | Oakcliff Neighborhood  |

## Keeping up to Date

Neighborhood Alliance is currently going through a database makeover!

We are attempting to update our records about every neighborhood in the OKC-Metro area.

In the coming months, you will receive requests for information through several different outlets: online survey, email follow-ups and paper forms sent through the post. Our new Capacity Builder, Ashley Dickson, will be heading up this initiative.

We're trying to create as complete a picture as we can of OKC-Metro neighborhoods. Please help us by making sure at least one representative from your neighborhood provides as complete information as possible. We're building a new website with interactive features that will allow residents to find their neighborhood association, easily identify their ward and police department as well as many other great features!

What are the benefits of keeping your information in the Neighborhood Alliance database up to date?

You could be informed about a variety of issues:

- Re-zoning or new development discussions in your area
- Upcoming events and programs with Neighborhood Alliance
- Upcoming programs with the City
- Upcoming opportunities with many of our partner agencies

And with our new information we'll be able to target notification messages and tailor workshops to neighborhoods' differing needs. We thank you for your cooperation in this huge undertaking!

**DATABASE  
MAKEOVER**  
 YOUR NEIGHBORHOOD

# Amending Covenants and Bylaws

By Matthew Winton, Attorney

In Oklahoma, we amend covenants pursuant to the terms contained within the covenants themselves. Remember, covenants are the documents filed at a county clerk's office that provide for structural and use restrictions against a particular real property. For example, a covenant might provide:


*Change in Covenants: These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty (20) years from the date hereof after which time said covenants shall be automatically extended for a successive period of 20 years unless an instrument signed by sixty percent of the then owners of the property has been recorded, agreeing to change said covenants in whole or in part.*

Under this language, the covenants can be amended within the 20 year restrictive period with only a unanimous approving vote. See, *In Re Wallace*, 1994 OK CIV APP 73. Thus, even the most necessary covenant amendment would have to wait until the end of the next restrictive period term in order to have a chance at approval (assuming in most cases that unanimous approval would be impossible). Most often, the "vote" must contain notarized signatures of each title holder up to the required percentage.

To provide some relief from the harsh result of such amendment clauses and the *In Re Wallace* case, the Oklahoma legislature passed a remedial statute at 11 O.S. 42-106.1. Essentially, the statute allows property owners under a set of covenants to amend the covenants with a 70% majority if the covenants have been on file for 10 years, and with a 60% majority if the covenants have been on file for 15 years.

So, one of the first questions to answer in regards to a covenant amendment project is "What percentage of owner approval must the proposed amendment obtain?" If within the first ten year term of the covenants, the project may have to wait until the end of the covenant restrictive period, or until the expiration of the ten year filing period in order to obtain a 70% voting percentage under 11 O.S. 42-106.1.

In similar fashion to covenants, bylaw amendments require a vote of the membership. While covenants pertain to the use of and structures on real property, bylaws deal with the business of the community association. Thus, the bylaw amendment vote typically does not require notarized owner signatures, but may be voted on in like manner as other corporate business. To do so, the bylaws should contain an amendment clause setting forth the required member percentage and possible procedure for conducting bylaw amendments.

Interestingly, Oklahoma's general corporation act provides that the board of a community association itself may adopt amendments to the bylaws provided such right is not restricted to the general membership within the articles of incorporation. See, 18 O.S. 1013. 

*Matthew L. Winton is a founding partner of the Vaughn, Winton & Clark law firm. He primarily limits his legal practice to community association law issues. He is admitted to all Oklahoma courts and is a member of the bar in Oklahoma and Texas. This article is one in a continuing series on Oklahoma community association topics. If there is a question you would like to see covered in this column, please feel free to email your question to [mlw@vwlaw.net](mailto:mlw@vwlaw.net).*

“THE TRUE MEANING OF LIFE IS TO  
PLANT TREES UNDER WHOSE SHADE  
YOU NEVER EXPECT TO SIT.”

*Nelson Henderson,  
Scottish Rugby Player  
1865-1943*



## Tips for a Successful and Fun Neighbors Night Out

**Neighbors Night Out Events can be as big or small as you make them! Here are some ideas to make your Night Out anything from simple to simply fabulous!**

- 1. Get local sponsors!** Residents of your neighborhood patronize the businesses in and around your neighborhood. Give those businesses an opportunity to give back by donating food and supplies for your celebration! Go in and speak with the manager. Ask for specific items and be reasonable about what you request. If you have received donations in the past, ask those businesses to support the neighborhood again.
- 2. Consider a Co-op Event with a School!** A school in your neighborhood can be a great focus for a celebration and often a great space for it! See if your local school would be interested in being a part of a NNO Event. **Schools can also be a great way of getting the word out to your neighbors and increasing attendance.**



- 3. Do you want your city officials to attend your event? Invite them!** Invite your local fire and police departments to your party. Give your City Council member a call and let them know you would like for them to attend. Invite your State legislators and county officials. They all would love to come to your event!



- 4. Go Green!** Let OKC Beautiful help you recycle! They have 75 recycle bins (with lids) available for you to check out & use at your next event. Whether you use 1 bin or all 75, they are FREE and available to you and your organization. Help us educate the Oklahoma City community about the importance of recycling. See [OKCBeautiful.com](http://OKCBeautiful.com) for additional information.

- 5. Be innovative!** Putnam Heights held a fundraiser, raising money to purchase cases of Gatorade for their local police and fire departments. Many neighborhoods will hire a DJ or rent items like cotton candy machines, snow cone machines, bounce houses,

etc. The Canyon North neighborhood used their volunteer patrol to hand out fast-food coupons to neighbors who were in their yards during Neighbors Night Out.

- 6. Contests are fun and bring out the neighbors!** Miller neighborhood had a dessert contest and invited government officials to be the judges.



**Be sure to register your event at [nacok.org](http://nacok.org) by September 1 to be included in the master list distributed to city, fire and police departments.**

CREATING A FRIENDLY  
NEIGHBORHOOD ENVIRONMENT IS  
SELF PERPETUATING:  
PEOPLE LIKE TO LIVE IN  
— AND BUY IN —  
A STRONG NEIGHBORHOOD.

Neighborhood

## Neighborhood Hero



Paul Thiel  
Remington HOA

This issue's Neighborhood Hero is Paul Thiel of Remington Neighborhood (NW 50th/Memorial/Portland/Bluff Creek).

Paul moved with his wife, Rita, to Remington in August 1986 and helped establish the voluntary Remington Homeowners Association (RHOA) in April, 1987. He has served as Vice President and Secretary at least twice over the past 25 years but says he generally tries to avoid being an officer because "being Newsletter Editor is work enough."

Paul took on the position of Newsletter Editor in June, 1987, and has never missed a month issuing the newsletter since that time. In 2007, his newsletter, the *Remington Report*, received the "Best Newsletter" award from the Neighborhood Alliance at the first **Good Neighbor Awards Banquet**.

Paul continues to be involved in all RHOA-sponsored events and activities. In addition to conducting six meetings a year, the RHOA sponsors six neighborhood-wide events, as well as quarterly entryway cleanups (*Adopt-a-City-Street* Program), *Yard of the Month* awards from April to October, and a Christmas Decorations Contest in December. He has been the committee chairman of the last four National Night Out events and will chair the committee for the 2011 **Neighbors Night Out** event in September. In addition he maintains a database of Remington Referrals: businesses and services with which residents have had a positive

experience and wish to share information with other residents (like a neighborhood *Angie's List*) and was instrumental in setting up and administering the "Remington Exchange", a neighborhood email communications service which reaches approximately 80% of the homes in Remington.

While he states his goal as "doing all I can to make the neighborhood in which I live as pleasant and enjoyable as possible – not only for myself, but for everyone who lives around me," he acknowledges that the hardest thing about neighborhood work is overdoing it. "I work especially hard to get others to take roles that might be easier for me to 'just do it'. But it's important to get others involved as much as possible, because it strengthens their attitude about Remington, so I try to go to the background when others are willing to step forward to lead."

Paul retired from Oklahoma Farm Bureau Mutual Insurance Company in 2008 after 39 years in their IT Department, where he was a Project Manager. He and Rita have one son, who lives with his wife and two teenage daughters in Parker, CO. Paul has served on several panels and otherwise participated in many Neighborhood Alliance seminars and workshops and wrote articles for the Corner Post in the early 2000's, spotlighting the work of specific neighborhood associations around the city. He is a Docent for the National Cowboy & Western Heritage Museum, sits on the Board of Friends of the Library (VP - Communications), spent over a decade as Civic Center Volunteer, doing work for Carpenter Square Theater.

# d Heroes

## Paul's Hero

Paul chose Ward Eight's Councilman Pat Ryan.

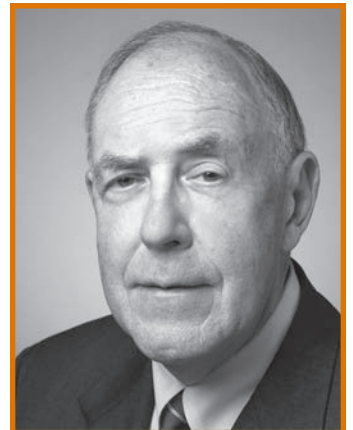
Patrick Ryan worked for Oklahoma Gas & Electric from 1961 to 1997, leaving the company as Vice Chairman after serving in a variety of management and executive-level positions. Ryan is a Registered Professional Engineer with a Bachelor of Science in Electrical Engineering from the University of Oklahoma. He also attended the Electrical Institute Graduate Utility Management School.

Pat has served as a volunteer for many public service activities including; President of the Oklahoma City Philharmonic Society in 1997, Campaign Chairman of the Allied Arts Foundation in 1992, President of the Saint Anthony Hospital Foundation and Chairman of the Board of the United Way of Metro Oklahoma City in 1991.

While on Council Pat has been elected to chair the City of OKC Neighborhood Conservation Committee. Through this committee Councilman Ryan has demonstrated a strong desire to support and strengthen the city's neighborhoods through innovative and comprehensive programs. Many people have offered positive comments on the much appreciated and appropriate use of humor that has become one of the Councilman's trademarks. He is known to make a whole room chuckle, which has sometimes helped to cut meeting tensions and create an atmosphere more conducive to problem solving.

Paul Thiel says of his neighborhood's relationship with Councilman Ryan, "We started our relationship with Pat almost as soon as he took his seat on the City Council: we were mounting our campaign to get NW 150th St., the major thoroughfare in front of our neighborhood, resurfaced. He immediately became involved and worked with our County Commissioner to hammer out a cooperative deal to do the resurfacing. Since then, he has worked with us and supported us on many neighborhood efforts over his time as a Councilman. He and his assistant, Kathy Smith, are always available for open communication."

"Strong cities are made up of strong neighborhoods," says Councilman Pat Ryan. "A crucial force in creating a great neighborhood is a vital and energetic property owners association. In my six year tenure as a City Councilman I have on many occasions used the Remington Home Owners Association as an example of the "Gold Standard" for such organizations. Remington's success is due, in no small measure, to the longtime effort and leadership of Paul Thiel."



Pat Ryan  
Councilman, Ward 8

## planOKC Open House

Over 100 people attended the planokc Summer Update and Open House on July 12 at City Hall. Russell Claus, Planning Director and Susan Miller, Assistant Planning Director gave an overview of what planOKC is and where we are in the process of developing the plan. During the open house, attendees were able to meet planning staff and rate the importance of the top issues identified during the first phase of the Citizen Stakeholder Group process.

If you missed the event on July 12, you can watch the presentation on the city website ([okc.gov](http://okc.gov)). It will also be re-broadcast periodically on City Channel 20.

Phase 2 Goal Development: The next phase of the Citizen Stakeholder process will begin in the fall to develop goals for the issues identified in the first phase. We need your help! You will receive more information on how you can participate later this summer. If you are already signed up on a stakeholder group there is no need to sign up again.

### Need to sign up?

Visit [www.planokc.org](http://www.planokc.org) and send in a request from the element you are interested in, you can reach them at [planokc@okc.gov](mailto:planokc@okc.gov), or by phone (405) 297-2283.

# Georgie's Corner

*Georgie Rasco, Executive Director*

Four months ago, when I realized that three of our very best board members were reaching their term limits at the end of our fiscal year, I was frantic. We must change our by-laws ... certainly we did not mean for these three to leave! But then I calmed down and realized it is indeed the best thing for our agency *and* it is the best thing for your association as well.

Term limits bring new blood into your organization. We are welcoming five new board members this year while moving some of our seasoned members into leadership roles. The outgoing board members brought in most of the new recruits.

Term limits force board members to act on their ideas. If they know that they can only serve for a set amount of time, they must get their ideas on the table and act swiftly; the clock is ticking!

Term limits bring more community involvement to the organization. You'll now have more outgoing board members, be training new members, and recruiting prospective board members, all of which creates buzz about your organization in the community you serve.

Term limits prevent one or more people "laying claim" to an organization. When board members stay for too long they can sometimes be counterproductive as the organization becomes known more for the long-term board members than for its mission.

So... we say goodbye to Rocky, Zia and Scott. They have made us laugh. They have made us grow. They have made Oklahoma City a better place to live by being on this board. Thank You!

*Georgie*



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## Meet Ashley Dickson

We're thrilled to introduce **Ashley Dickson**, as our new **Neighborhood Capacity Builder**. Ashley is an Interpersonal Communications graduate from the University of Central Oklahoma and is currently studying to receive her Masters of Non Profit Leadership from Oklahoma City University.

Ashley comes to us after two years as a Youth Career Counselor for Workforce Oklahoma, helping youth with barriers to education or employment attain their goals. Ashley was recognized by Workforce Oklahoma, for outstanding team management, event coordination, and workshop facilitation. She currently serves as a member of the Neighborhood Housing Services of Oklahoma City Board of Directors. Ashley is a graduate of the 2011 **Neighborhood Leaders for Today** training class given by Neighborhood Alliance each spring.

**"LEADERSHIP IS HAVING THE CAPACITY TO INFLUENCE THROUGH INSPIRATION..." –DR. MYLES MUNROE;**

**One of many quotes upon which Ashley Dickson has built a life and career dedicated to community service.**



Ashley's new position will have her working closely with neighborhoods, helping them organize to create and maintain independent and capable neighborhood associations. She will also work closely with the OKC Planning Department in implementing the new Strong Neighborhoods Initiative program. As a dedicated leader and a 28 year resident of Oklahoma, Ashley Dickson is deeply committed to the successful future of her state and its residents. She attributes her passion for neighborhood organizing partly to her grandparents, James & Peggy Murrell, whom she watched advocate intensely for their Oklahoma City neighborhood.

"I'm truly honored to be chosen as Neighborhood Alliance's new Neighborhood Capacity Builder, and look forward to working with residents to create safe, healthy and attractive neighborhoods throughout Central Oklahoma," states Ashley.

**Please join us  
in welcoming these  
sparkling personalities  
to our board!**



**John Milner**  
*Tree & Leaf Clothing Company*



**Anna Paulk**  
*Pelco Products*



**Dr. Bernard Rhone**  
*Bernard Rhone Dentistry*



**Jennifer Seal**  
*American Heart Association*



**Dennis O'Keefe**  
*Retired*

## News from the Neighborhoods

**Classen Ten Penn** (NW 10/NW 16/Classen/Penn) held their first annual "Social in the Park" where over 100 neighbors gathered for food and fun. This story was featured in Classen Ten Penn, this neighborhood's first annual newsletter, which boasts an impressive two page, colorful layout of perky pics and helpful information about the neighborhood.

**Jefferson Park** (NW 30/NW 23/Broadway Ext/Walker) successfully completed a litter blitz in their neighborhood just in time to show off its historical beauty to the Memorial Marathon runners in April. Jeff Park also installed a sign to alert runners when they'd entered their dazzlingly clean neighborhood.

After collecting 33lbs of food from their open house, **Treadwell Hills** (NW 46th/NW 39th/ Grand/ Portland) was able to donate it all to the Regional Food Bank of Oklahoma. The neighborhood association received a thank you letter from the food bank explaining how their donation fed 25 people. Way to go Treadwell Hills!

**Musgrave Pennington** (NW 23/NW 16/Portland/Meridian) chose a Hawaiian Luau theme for their **Neighbors Night Out Event** in September and showed up at City Hall on August 2 for the **Neighbors Night Out Kick-Off reception** dressed in festive Hawaiian wear and leis. They even lei'd one on the Mayor! (Check our Facebook page for the photo: [www.companies.to/nacok](http://www.companies.to/nacok))

**Tealwood Neighborhood** (near NW 130th and May Ave) held an organizational meeting to explore the idea of organizing a neighborhood association. Representatives from Neighborhood Alliance met with an initial group of about 10 neighbors and talked about crime reduction and how to create an association. Good luck Tealwood! We are all here to help you succeed!



Don't forget to send us your newsletter for a chance to win \$50 in our quarterly random drawing. Email to [laura@nacok.org](mailto:laura@nacok.org) or mail it to Neighborhood Alliance, 1236 NW 36 Street, OKC 73118

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*Development/Volunteer Coordinator*

**ASHLEY DICKSON**

*Neighborhood Capacity Builder*

**LOG ON TO**  
**NACOK.ORG**  
**TODAY!**

**The Neighborhood Alliance**

*is located at*

**1236 NW 36th Street**  
**(the southeast corner of**  
**NW 36th and Classen)**  
**405.528.6322**

We are a nonprofit 501(c)(3) organization.



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## Upcoming Events

### **Wednesday, September 7 at 6:00pm - Organizing/Officer Training**

*(Please note date change)*

A beginners' workshop offering the tools you need to get your neighborhood organized and keep it going! Light dinner is served at the Neighborhood Alliance Building, 1236 NW 36th Street, OKC, at 6:00pm.

You must pre-register to reserve your seat, 528-6322.

### **Saturday, September 10 or Tuesday, September 13 - Neighbors Night Out**

in your neighborhood. Register your neighborhood event by September 1 at nacok.org. *(see page 3 for tips and ideas).*

### **Good Neighbor Nominations Due by September 9, 2011**

See nacok.org for nomination forms and guidelines. Send in your nomination today to honor your neighbors and your neighborhood! *(see page 1)*

### **Saturday, September 10, 7am to 3pm - Free Landfill Day**

Oklahoma City residents may take a truckload to a participating landfill between 7 a.m. and 3 pm. For more information about Free Landfill Day, call Utility Customer Services at 297-2833.

### **Neighborhood Communications - Thursday, October 6, 11am - 1pm**

Learn what you can do to increase neighborhood communications. From newsletters to websites and social networking sites, you'll learn tips to help get your neighborhood connected. Lunch provided. Look for registration online in September!

### **Saturday, September 24 - Garden Tour for Connoisseurs**

OKC Horticultural Society hosts a tour of small owner-driven gardens. Eight gardens are featured. Tickets are \$12 in advance. For more information call Jeanne 842-4732.