



HOA NEWSLETTER

VOLUME 1 / ISSUE 3

August 2025

HOT SUMMER NEWS!

SHEDS! SHEDS! SHEDS!

- 🏠 HOA Annual Meeting — Attendance Required
- 🗳️ Vandever Trails Homeowners Association
- 📅 Important Vote – Tuesday, September 9

🔨 Proposed Changes to the Restrictive Covenants

To allow **sheds** in Vandever Trails, we must vote to amend the current Restrictive Covenants.

This change requires:

- ✅ **60% of homeowners present** (in person or by proxy)
- ✅ **51% majority approval** of those voting

📝 Recommended Changes

- ✅ **Allow sheds** in accordance with HOA Architectural Guidelines and with Board approval
- ✅ **Streamline future amendments** by allowing changes through the **HOA Bylaws**, eliminating the 60% attendance requirement in future votes

📌 *These changes are recommended following legal consultation with the HOA's attorney.*

📅 Meeting Information

📅 **Date:** Tuesday, September 9

📍 **Location:** Lynn Wood Elementary School – Gymnasium

🏠 **Address:** 1600 W. Quincy St, Broken Arrow, OK 74012

🗳️ Can't Attend? Submit a Proxy!

To ensure your vote is counted, please complete a **Proxy Form** if you cannot attend.

Need help?

A Board Member can visit your home to witness and serve as your proxy.

📞 **Text:** 918-731-3372

🌐 **Visit:** www.vtha.org for Board contact emails

If you are willing to help collect Proxy Forms, please contact a Board member.

🗣️ **Let your voice be heard — help shape the future of Vandever Trails!**



Fall Picnic -
September 27 @ 11:00 AM
Police, Ambulance, & Fire requested
to show for the kids!



Bring a chair!
Hot dogs, water, & chips provided!

Clown! Balloons!



Congratulations to the Yard of the Month Winners

*There are so many beautiful yards in this neighborhood!
Choices were quite difficult!*

June YOM - 1307 W. Pittsburg Place!



July YOM - 910 W. Pittsburg Place!



Aug YOM - @ 1014 W. Pittsburg Place!



What is it about Pittsburgh?



Playground & Pond

Installation of a new basketball goal is done and playground equipment has been painted. Several erosion areas along the back fence have been dealt with. Other repairs are in the works.






As you can see, the front white fence at the park is broken. **Please don't sit or stand on the fencing at the park or the pond.**

The pond has been re-stocked with fish!

Vandever Trails HOA Board Elections

 **Taking Place During the Annual Meeting — Tuesday, September 9**

Board Member Seats Up for Election:

-  **President**
 -  **Secretary**
 -  **Board Seat 1: Beautification & Maintenance**
 -  **Board Seat 3: Neighborhood Relations**
 -  **Board Seat 5: Information Technology**
-

Interested in Running?

Nominate yourself or a neighbor! Serving on the HOA Board is a great way to:

- Improve our community
- Ensure transparency and fairness
- Have a direct impact on neighborhood decisions

Nominations can be submitted prior to the meeting or from the floor during the vote.

NOTICE TO HOMEOWNERS

Past Due HOA Dues, ARC Violations & Covenant Enforcement

Past Due HOA Dues

2025 HOA dues are **now significantly past due**, and **late fees and interest are actively accruing**. Several properties have been **in arrears for multiple years**, despite repeated notices being issued.

ARC & Covenant Violations

Due to **past board inaction**, some **Architectural Review Committee (ARC)** and **Covenant violations** were previously overlooked. **They are not acceptable** under current enforcement standards. The current board has begun addressing these violations and has already sent multiple letters to properties with the **most egregious issues**.

Homeowners' Agreement Reminder

When purchasing property in Vandever Trails, all homeowners agreed to abide by the:

- **Architectural Guidelines**, and
- **Restrictive Covenants**

These are legally binding documents designed to maintain the integrity and appearance of our neighborhood.

Legal Action Underway

Despite multiple mailed notices, **some issues remain unresolved**.

As a result, the HOA Board has **retained a law firm** to initiate formal proceedings against:

- Seriously **delinquent accounts**
 - **ARC and Covenant violations** not voluntarily corrected
-

If you are one of the affected homeowners, **you may be contacted by the law firm soon**. We urge all residents to bring their accounts and properties into compliance as soon as possible to avoid legal and financial consequences.

 **Questions?** Please reach out to the HOA Board via www.vtha.org or text 918-731-3372 for more information.

Vandever Trails Website

New website is up and running.
<https://easyhoa.website/vandevertrailshoa/home/>



Join us on Facebook

<https://www.facebook.com/groups/644819666348422>



VANDEVER TRAILS HOMEOWNERS ASSOCIATION

PROXY

I, _____, homeowner at _____ (address), and having received notice of the special meeting of the members of Vandever Trails Homeowners Association, hereby designates and appoints _____, homeowner at _____ (address), as proxy, with full power of substitution to represent the undersigned, and to vote on behalf of the undersigned at the special meeting of the members of the Vandever Trails Homeowners Association, to be held on _____, the _____ day of _____, 20____, and any adjournment thereof, on any and all matters to come before such meeting pursuant to the published agenda for the meeting.

I understand the following criteria apply:

- There is only one vote allowed per household
- This proxy is limited in duration for the specific meeting above
- This proxy may be rescinded prior to the start of the meeting, but the vote given by my proxy is final and cannot be rescinded once cast
- Voting rights are reserved for homeowners or their proxy, who must also be a member homeowner of the Association
- All persons listed on deed must sign this proxy, including husband and wife.

Printed Name

Printed Name

Signature

Signature

Witness Signature
(Witness signatures not to be a resident of the home or designated proxy)

Witness Signature
(Witness signatures not to be a resident of the home or designated proxy)

Note: All proxies will be taken and verified by VTHA Secretary prior to the start of the Meeting. Any proxies submitted after the start of the meeting will not be accepted.