

Sycamore Square Condominium Owners' Association Newsletter January 2018

Board Directors 2018

Carl Johnson - President/Treasurer
Bob Nelson - Secretary
Travis Weedn - Member
John White – Member

Board Meeting

Sunday, January 28 at 1:30 p.m.
Bob Nelson Residence
Unit 201

Community News

- ◆ **Gate Information:** The new Cellular line has been installed at the gate. New residents can now be listed in the call box as well as updated numbers for other residents. New gate remotes and fobs can also be activated. Please let your Property Manager, Teresa Ralls know if you are in need of assistance in these areas. Teresa can be reached at 405-236-4747 ext. 29 or by email at tralls@propertyokc.com.
- ⇒ **Freezing Temperatures:** Monitor your local weather stations regarding the temperatures and make the necessary arrangements to properly handle these conditions. As temperatures are getting colder, take precautions to avoid freezing pipes. Temperatures are considered “freezing” when it falls below 32 degrees Fahrenheit. **Leave cabinet doors open underneath sinks and faucets. Also keep faucets dripping so there is a continuous flow to avoid indoor pipes from freezing. If you have a vacant unit, please insure that the heat is on and pipes are wrapped to avoid pipes from bursting.** If you are in need of assistance from our maintenance department, please contact Property Manager, Teresa Ralls at 405-236-4747 ext. 29 or email her at tralls@propertyokc.com.

January Events Around OKC

Chesapeake Energy Arena:

January 9 - Thunder vs Portland
January 15 - Thunder vs Sacramento
January 17 - Thunder vs Los Angeles Lakers
January 20 - 21 - Professional Bull Riders
January 23 - Thunder vs Brooklyn
January 25 - Thunder vs Washington
January 28 - Thunder vs Philadelphia
January 30 - Toby Mac

Cox Convention Center:

January 6 - OKC Blue vs South Bay Lakers
January 19 - OKC Blue vs Reno Bighorns
January 21 - OKC Blue vs Memphis Grizzlies
January 31 - OKC Blue vs Iowa Wolves

Civic Center Music Hall:

January 13 - Inasmuch Foundation Series,
Joshua Roman, Cello presented by OKC Philharmonic
January 26-27 - Cirque Musica - Heroes and Villains
Presented by OKC Philharmonic

January 12-14 come to the OKC Boat, RV and Tackle show at the OKC State Fair Park. Admission is \$10 for adults; children 12 & under are free; Military ID/Senior Citizens \$2 off or pick up a buy one get one free ticket at any OnCue. For more information you can visit www.okcrvandboatshow.com or call 405-787-0787.

Enjoy the Devon Ice Skating Rink at the Myriad Botanical Gardens & Crystal Bridge from January 1-28. Admission is \$13 for all ages or \$8 if you bring your own skates.

January 4 - February 25 on Thursday's, Friday's, Saturday's and Sunday's from 12:00p.m. - 6:00p.m. visit the Current Studio located at 1218 N. Pennsylvania Ave. to experience Shift. SHIFT is a fully-immersive, experiential art installation that challenges the participant to physically explore the full-sensory environment. Factory Obscura, a collective of artists and community builders, formed earlier this year to produce large scale installations that require new forms of audience engagement. This is the first such installation. Spurred by the desire to cause a shift in thinking, Factory Obscura has launched a long-term vision for growth with SHIFT at Current Studio. This installation is the first leading the collective toward a future permanent location in Oklahoma City.

HOA DUES

Please remember that all dues are due on the 1st of each month and late after the 15th.

All payments **must** be made out to Sycamore Square Condominium Owners Association and **must** be in the form of check or money order only.

NO CASH WILL BE ACCEPTED AND ALL PAYMENTS MUST INCLUDE YOUR ADDRESS OR THEY WILL BE RETURNED TO YOU AND A LATE FEE WILL BE APPLIED.

Checks may be dropped in the dues box on property or mailed to the following address:
Sycamore Square's Condominium Owners Association
12020 N. Pennsylvania Avenue
Oklahoma City, OK 73120

Online Payment options are also available.

Log onto Michael Biddinger Real Estates website at **www.propertyokc.com**

Owners click the tab "Find Your HOA" at the top of the webpage. Scroll down the list until you see Sycamore Square COA. Once the page opens, Click Pay Online. You must create an account first. To process a one-time payment or Monthly Auto pay.

(ACH \$2.95 or Credit Card \$2.95 plus 3% charge for the convenience fee)

If mailing dues and/or assessments by check or if already set up for ACH, you do not need to change. The ability to pay online is another option for you. Homeowners can still drop the payment in the COA slot in the maintenance room door.

Loss Assessment Insurance Coverage

Sycamore Square Condominium Owners Association carries insurance that covers incidents which may occur outside your personal unit – for all common areas. However, it is possible for a claim to exceed the COA master policy limits. In such cases the individual homeowners could be assessed to make up the difference. Loss assessment insurance coverage could be used to help you avoid paying out of pocket when a common area claim requires homeowner assessment. Some possible examples of losses that possibly could exceed our current coverage include major weather damage to the outside of the building, personal injury in a common area or major damage to other shared property.

YOUR MANAGEMENT COMPANY

Michael Biddinger Real Estate, Inc.	Michael Biddinger - Owner	Ext. 23
12020 N. Pennsylvania Avenue	Charlotte Wylie - Office Manager	Ext. 25
Oklahoma City, OK 73120	Angie Napolitano - Accounting Clerk	Ext. 22
Ph. (405) 236-4747	Darla Ray - Administrative Assistant	Ext. 10
Fax (405) 752-4403	Teresa Ralls - Property Manager	Ext. 29

After Hours Emergency (405) 236-4747 Ext. 59