

# Country Aire Estates *Breeze*

*Breeze* is a bi-annual newsletter published by the Country Aire Homeowners Association



Box 470 • 2608 W. Kenosha • Broken Arrow, OK 74012

Fall/Winter 2022-2023

## VOLUNTEERS

By Kevin Rider

We are over halfway through 2022 and your CAHOA has organized several very successful events, planted and maintained the entrance planters, judged and presented Yard of the Week, maintained our social media and website, and distributed the spring Breeze. This was accomplished with the small number of volunteers who live in Country Aire Estates. We are very thankful for those who continue to step up year after year to volunteer for the “not so glorious” tasks that help keep our neighborhood looking nice and provide some fun for all residents.

Current volunteer opportunities include:

- Christmas Yard of the Week Judges
- Planter/Entrance Beautification
- Social Media/Website Administrator
- Breeze Distribution

We always have opportunities for anyone who would volunteer, and 2023 will bring additional

opportunities. The CAHOA Annual Meeting is March 7th, so volunteers for Board positions are needed. Plus, CAHOA hosts several social events each year such as the Easter Egg Hunt, Summer Social, and a new one this year – Broken Arrow’s National Night Out. All require volunteers to plan, prepare, and host these events.

Speaking of Broken Arrow’s National Night Out, CAHOA gained support from Lisa Ford, our Ward and City Counselor, and from the City of Broken Arrow by offering a Free Swim Event at our Country Aire Park Pool. We had the pleasure of meeting and interacting with our BA Police and Fire Department personnel and touring a fire truck and ambulance. We would absolutely love to host more events of this type in 2023, but these also require volunteers to make them a success!

## ADDITION-WIDE



### 9/17/2022

The garage sale will be held on Saturday, 9/17/2022, rain or shine. The sale starts promptly at 8:00 am. The CAHOA places ads in five community newspapers, including Tulsa World in their print and on-line editions. Tulsa World also sends out a text alert the day of our event to their subscribers. In addition, the CAHOA places an ad on Craigslist, which has proven to be a big draw to the Sale. We also hang huge banners at all eight Country Aire Estates I-VI entrances. Our neighborhood has a great reputation among garage sale enthusiasts in Northeast Oklahoma, and typically draws a very large crowd of buyers. Don’t miss this great opportunity to sell some of your past treasures for cash!

## 2022-2023 UPCOMING EVENTS

August 18 (Thursday) Board Meeting	6:30 pm *
September 15 (Thursday) Board Meeting	6:30 pm *
September 17 (Saturday) Fall Garage Sale	8:00 am
October 20 (Thursday) Board Meeting	6:30 pm *
November 17 (Thursday) Board Meeting	6:30 pm *
Christmas Yard of the Week	November 21-January 7
January 19 (Thursday) Board Meeting	6:30 pm *
February 17 (Thursday) Board Meeting	6:30 pm *
March 7 (Tuesday) Annual Meeting	TBD
March 16 (Thursday) Board Meeting	6:30 pm
April 22 (Saturday) Spring Garage Sale	8:00 am

\* See [cahoa.org](http://cahoa.org) home page for Board Meeting Location.

# FROM THE PRESIDENT

by Bill Thomas

Just so you know, the current board of 8 additional members that serve with me is a superb group of volunteers who focus on what is best for the appearance, value, and safety of Country Aire Estates I-VI, our homes, our neighborhood, and its residents. They encourage one another and our residents to gather and work toward those same ends, plus they have some fun doing it. They each have a high level of commitment toward service for the good of all. While we occasionally have annoying moments with one another when some of the group doesn't see the infinite wonderfulness of what "I" proposed, we work it out, typically with compromise. What's even better, they also work well apart from the group, handling what they committed to do, often doing even more than they originally planned. Please read the excellent *Breeze* articles herein written by these board members. I know, this sounds like a great group to work with. It is, and if you know or see one of these board members, tell them so.

Unless you work at a local ice plant, you know this has been a brutally hot summer in Broken Arrow with very little rain. It may become the summer with the most 100° F days in our recorded history. Your water and electric bills have soared while inflation is also reaching painful highs. Your garden and decorative plants have suffered and died. We appreciate that the City of Broken Arrow sold rain barrels at a discounted price this Spring; we bought 6 for 4 houses nearby. A local radio garden show suggested that we consider planting heat and drought tolerant plants next year. For the future, I have decided to leave the tag on all plants bought at

Lowes until they are a year old to take advantage of their generous 1-year plant warranty. I could have paid for another day at Silver Dollar City this year on dead plant rebates alone.

In our next *Breeze*, issued in late January 2023, we will discuss the topic of the best plants for extreme heat and drought, and how to care for them. You will see a switch to more drought tolerant and native plants in most of our entry planters next year, particularly since only the large 71st Street planter has a sprinkler system. All other CAHOA planters are hand watered to some degree, with a lot of heavy water buckets carried to and fro.

Home sales have been active in our neighborhood but may slow down with increasing interest rates. Per a new Zillow report on 74012 zip code, house prices have risen about 20% in each of the past two years, including Country Aire Estates, up to over \$110/sf for even some older homes. Zillow forecasts home prices to increase another 8% in the coming year. We have at least 2 new families on our block. Introduce yourself, make new friends, share cookies. We spoke to each household; one family attended the Free Pool event held August 2nd at our Country Aire Pool in the park. That was part of the Broken Arrow National Night Out to meet with local police and firemen, a huge success in CAHOA. See another *Breeze* article for more info about the success of that event.

This CAHOA Board has reviewed our current CAHOA Bylaws and will offer some revisions for approval by vote of the membership at our Annual Meeting next March. The proposed changes will be detailed in the Spring 2023 *Breeze*, before the Annual Meeting.

*Continued on Page 3*

## CAHOA Board Members - 2022-2023

<b>President</b>	Bill Thomas..... (918) 521-9961
<b>Vice President</b>	Mike VanSchoyck ..... (918) 258-4700
<b>Secretary</b>	Bobby Liniger ..... (918) 521-6859
<b>Treasurer</b>	Terry Bryan..... (918) 694-4150
<b>Board Members</b>	David Webb..... (918) 688-8874
	Sheri Firestone ..... (918) 852-9555
	Debra Parkhurst ..... (918) 312-2090
	Kevin Rider ..... (918) 350-4898
	Linda Webb..... (918) 688-8874
<b>Board Member Emeritus</b>	Gene Redford
<b>Advertising</b>	David Webb..... (918) 688-8874
<b>Editor, Design</b>	Bruce Carlton ..... (918) 289-4847
<b>Breeze Printing</b>	<b>Hot Off The Press:</b>
	Dennis Gardner ..... (918) 492-2313

## Current Ad Rates

Business Cards .....	\$25
One-Quarter Page .....	\$50
One-Third Page .....	\$65
One-Half Page .....	\$90
Full Page .....	\$150

CAHOA paid members receive 10% off these rates.

Rates apply to one issue, each Fall and Spring.

**Reaches 900+ Homes in  
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twice a year!**

Continued from Page 2

We are repainting the faces of all our CAHOA entry signs but finishing that effort has been delayed a bit because of the intense heat. We will complete refreshing them by early fall, before the Fall Garage Sale noted elsewhere in this *Breeze*.

School has started, so there are many children walking along the streets in the mornings and mid-afternoons. Not all kids are careful, and some may be plugged into their smart phone or music device, so please be extra alert, particularly in the morning drive-to-work hours.

A fun online search for "Country Aire" yielded our terrific neighborhood CAHOA Facebook page, our CAHOA website, the local Country Aire Estates Families Facebook page, 2 Country Aire Mobile Home parks (Woodward OK and El Campo TX), a kennel in PA, a restaurant in IL, but the best could be Country Aire Estates Winery in McAlester OK, rated 5 stars. It may be worth the 90-minute drive to take a photo by their sign. Plus they're hiring tasting room associates and wine ambassadors. Wonder if I can get a discount as Country Aire Estates HOA president???

## YARD of the WEEK

By Julie Liniger

Thank you to all of the volunteers who selected the summer winners. We appreciate your help so much but always need more volunteers! You'll be given a folder to write down the winning homes and a sign to move from house to house. You are free to select any yard in your area that looks good and didn't win last year (your folder contains last year's winners). This is a fantastic way to meet your neighbors. The summer rotation is Memorial Day through Labor Day and the Christmas rotation is from the weekend after Thanksgiving to after New Years. We divide the summer in half so it isn't such a long commitment. Please contact us at [www.cahoa.org](http://www.cahoa.org) to volunteer.

The CAHOA Board is thankful to our neighbors who work so hard to maintain their yards and make our neighborhood beautiful! Past recipients are truly honored to be recognized. Thank you Corry Beeman, Manny Griffiths, Bobbi Hartman, Teresa Schrum, and Linda & David Webb who selected the award winning homes each week this summer. The CAHOA Board appreciates your services. If you would like to participate in distributing the awards, the next rotation is after Thanksgiving to New Years. Contact us through the CAHOA Facebook page or website listed above.



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# Update on street projects near Country Aire Estates

By Mike VanSchoyck

## Widening of Houston (81st) between Aspen (145th East Ave.) and Olive (129th East Ave.)

Currently, the engineering design of the 5-lane road and sidewalks is 95% complete. At this time, work is being performed to relocate all of the existing utilities out of the construction area of the proposed roadway pavement. The utility relocation work should be finished by spring of 2023. Once the utilities are moved, the City of Broken Arrow will ask the design engineering firm to complete the engineering plans. Then the City will make a final review of the plans and accept the completed plans. The City of Broken Arrow will then advertise the plans for contractors to bid on performing the construction work. This should occur in the latter part of spring of 2023. If the bid proposals, received from the contractors, are within the proposed budget cost the Broken Arrow City Council will award the contract to a construction company. The actual

construction work would normally begin 60 to 90 days after the award has been made. Construction is scheduled to begin in late summer of 2023.

## Repair of Aspen (145th East Ave.) between Kenosha St. (71st) and Albany St. (61st)

This project is a listed project on the 2018 General Obligation Bond package approved by the Broken Arrow voters. This roadway will have the chuckholes patched and receive a new asphalt surface. There has been no engineering design work performed for this project as of August 2022. So, we will have to wait for an estimated construction date.

Mike VanSchoyck has been a resident of Country Aire since 1980 and is the Vice President of The Country Aire Estates Home Owners Association. Mike is a Registered Professional Civil Engineer and recently retired from the City of Broken Arrow.

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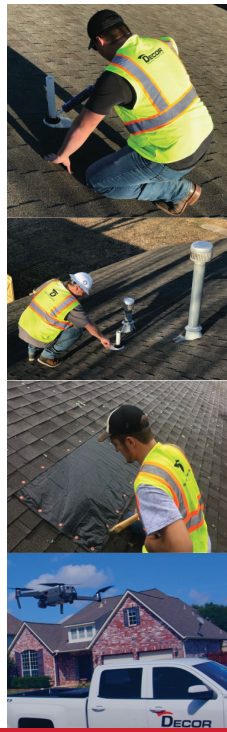


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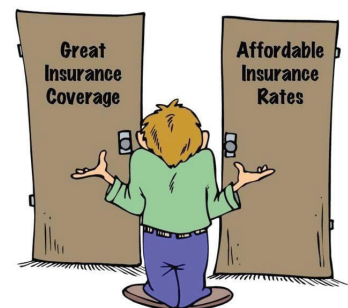
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# Welcome to our newest Country Aire Estates Home Owners!

In looking at how to best serve our Country Aire residents, your CAHOA Board decided to institute a "Welcoming Committee." In doing so, board member Sheri Firestone volunteered to head up the new position. As new owners move in, they are visited by members of the Committee and given a "Welcome Basket!" Included in the basket are small gifts, information about becoming a member of our CAHOA, the most current edition of the *Breeze*, novelty gifts and coupons from local merchants, brochures about Broken Arrow; which includes helpful phone numbers for fire/police/city departments. The all important "Non Solicitation Home" sticker is also included in the basket.

Those new owners moving to Country Aire Estates and receiving baskets include: Joseph Lai, Thomas and Celeste Taylor, Theron Tatum, Brittan Raines, Kerri Donaldson, Debra Karman, Marvin McClellan, Brant and Lindsey Sweeney, Daryl Christy, Sina Sullivan, Dale Marden, Rodney Shook, Amber Roberts, Randall and Taw'ni Edwards, Michael Douthit, Marissa Schmitz, and Chontelle Wearstler.

We welcome all of you to your new home in Country Aire Estates!

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## VOLUNTEERS NEEDED

Current volunteer  
opportunities include:

- Yard of the Week Judges
- Christmas Yard of the Week Judges
- Planter/Entrance Beautification
- Social Media/Website Administrator
- Breeze Distribution

Contact the CAHOA Board  
at [www.cahoa.org](http://www.cahoa.org)  
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# SECRETARY'S REPORT

By Bobby Liniger

I hope you have enjoyed the summer and were able to keep cool. I have seen people out walking early in the morning, but others in the heat of the day. I find it encouraging to see people outside. It has been one hot summer, and I am looking forward to things cooling down this fall.

Your CAHOA tries to create events that bring people together and help the residents. We had a very successful Easter Egg Hunt in April that drew a large amount of residents, and also our Annual Spring garage sale drew really nicely. This year the CAHOA were able to reserve the swimming pool at the park early August and invite everyone to come have fun at the Broken National Night Out. We filled the pool to capacity and beyond. We had to have a line for a bit, which is both good and bad. Bad in that people had to wait, but good that we had such a great turn out, so thank you to the hundreds who attended. It was a great night, we had so many city officials come; the mayor Debra Wimpee, our Ward and City Councilor Lisa Ford, state representative Ross Ford, chief of police Brandon Berryhill, and many more. Even our fire station #5 crew came out with an engine and ambu-

lance. It was a great time. Thanks to all who came.

I would also like to apologize for the dump day we tried to have. Getting a dumpster to just come out for a Saturday didn't work. We wanted to provide residents an opportunity to clean out any junk they had lying around, but it fell through and we are sorry for that. We will be looking at other options to see if we can find a way to have this event in the future.

At least the city of Broken Arrow has a free dump day even though it isn't as convenient as being in the neighborhood.

We still have our fall garage sale coming up. It is the third Saturday in September which is the 17th this year. I also think we will be having a fall planting; if you enjoy gardening or just want to help our neighborhood entrances look great. If you are interested in being involved let us know, contact us through our facebook page, [www.facebook.com/CountryAireHOA](https://www.facebook.com/CountryAireHOA).

We have opportunities that are a small commitment such as delivering this newsletter to longer commitments like being a judge for Yard of the Week, or you could help with an event like the Easter Egg Hunt. There are lots of opportunities. Many hands make light work. So let us know what you are interested in and we are happy to have your help.

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# TREASURER'S REPORT

by Terry Bryan

We have already exceeded the number of members we had in 2021. We ended last year with 377 members. We currently have 382 members and continue to receive one or two additional members per month.

We have many members who pay more than our \$25 regular dues. A special "Thank you" for those who have done that! We have also had a good response from people paying past dues when they sell their house. We are getting a very good response from realtors sending in requests for the status of dues when they are scheduling closings.

The dues each of you pay are used to upgrade our entrances, mow the perimeter, and hold several functions for the members each year. We now install Christmas lights at all of our entrances and owe a big thanks to the homeowners at each entrance who allowed us to plug into their electricity to run those decorations.

This year we had 94 of the 381 members pay their dues online. Per our records we have 123 homes in our addition that are owned by offsite owners. Of those 123 we have 53 who paid dues, which equals slightly over 43%. Excluding the offsite owners we have 792 homes eligible for membership. We have 329 of those home owners that have paid dues, which equals slightly less than 42% of the eligible homeowners.

For those of you who choose not to be a member of our CAHOA we would like to ask, "why not?" We feel that what we do as an association from the yearly garage sales to the home owner's functions, such as the largest Easter Egg Hunt in the area, as well as the

wonderful Broken Arrow Night Out Free Swim, actually makes Country Aire Estates a really nice place to live and also adds to your property values.

If you have something you'd like to suggest to the board, good or bad, drop us a line at CAHOA5@hotmail.com. You can visit our webpage at [www.cahoa.org](http://www.cahoa.org) to see what is happening in your neighborhood and send a message to the board.

We would also welcome you to attend our monthly meetings at 6:30 pm on the third Thursday of each month at Immanuel Lutheran Church at 400 N. Aspen, which is just a block north of our College Street entrance. Who knows, maybe you'll get so excited that you will want to be a part of the group!

## Country Aire Planters

By Debra Parkhurst

Huge kudos to all the people who keep our community planters going. Last winter was exceptionally harsh on our pansies due to several cold spells and a lack of rain. Then the spring was late, followed by a summer of heat and drought. That has meant extra watering and weeding in less than optimal weather. But we are all are trying very hard to keep the plants going! We always need extra willing hands to help us with the planters. If you'd like to join us in this effort, please contact Debra Parkhurst, 918-312-2090.

### Country Aire Homeowner's Association Membership Payment Coupon

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# Your Local Gardener

By Debra Parkhurst

Oklahoma can be a challenging place to garden. Last year, I had so many tomatoes! This year started out very good, in spite of a late spring, but tomato production fizzled in the heat and humidity. That's because those conditions prevent tomatoes from releasing their pollen. I've babied mine along beneath 30% shade cloth hoping for some fall tomatoes. As a backup plan, I started new plants from seed a few weeks ago.

Did you know you can often grow vegetables into the winter here? Late last September I set out cabbage, rutabaga, cauliflower, broccoli, and Portuguese kale. Not wanting to spray for cabbage worms, I kept it under insect netting. We had harvests for a long time. The cabbage, Rutabaga and Portuguese kale gave terrific harvests.

Does your landscaping offer fall flower color? Mums are nice, but be aware that many Mums are not garden hardy and will die off this winter. Ask the nursery staff or do some research online about hardy varieties.



Asters are a seldom seen fall flowering beauty that also feeds butterflies and pollinators. You can sometimes find them locally but I grew mine from seed ordered online. Pansies planted in early October will live through the winter and blossom every time it warms up. Be sure to keep them watered!

I'm having to water everything very often in this heat and drought. Did you know that you need to water perennials (plants that live year after year), shrubs and trees deeply? If you only water to a shallow depth, all of the roots will be near the surface and if we get some of that nasty polar weather, it can kill them. Water deeply and less often to get deep roots that keep plants safe. Also, remember to water even in the winter if we've not had enough rain or snow. Nothing kills faster than dry soil and very cold temps. You can put up a rain gauge to keep track of

how much moisture you've received. Put it out in the open. Remember to check it and dump it or you can get algae growing in it.

Happy Gardening!

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Afternoon Extended Day begins at 3:35 pm and ends at 5:45 pm

High School — Each day begins at 8:15 am and ends at 3:05 pm



# **Country Aire** **E·S·T·A·T·E·S** **COMMUNITY EVENTS**

