

FENWICK
HOMEOWNERS ASSOCIATION

2025

YEAR IN REVIEW

YEAR IN REVIEW – 2025

ALL VOLUNTEERS CONTINUE TO WORK HARD FOR YOU

- ✓ **MAINTAIN MORE THAN 30 ACRES OF GREEN SPACE**
 - Park Areas, Trails, 4 Entrances & outside perimeter wall
- ✓ **NEW LANDSCAPING CONTRACT & VENDOR: Landscapes USA**
 - Some growing pains but they were very responsive
 - Increase in cost from \$111,912 to \$120,200
 - Contracted through end 2026

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✓ ENTRANCE LIGHTS:

- Replaced 4 wall lights at 164th entrance
- Completed electrical work at Penn entrance

✓ BRICK WALL MAINTENANCE

- Penn Ave. wall: Replaced 1 panel & 4 faux columns with true columns
- Western entrance: Replaced iron fence brackets
- 4 Entrances: Mortar repair & waterproofed against sprinklers



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- ✓ **MAINTAIN SPRINKLER SYSTEM – Fix as needed**
- ✓ **KEEP PONDS HEALTHY**
 - Turtle Population Control
 - Algae Control, Weed Control
- ✓ **FOUNTAIN & LIGHT MAINTENANCE**
 - 1 fountain & 1 timer repaired
 - Fountains turned off due to low water levels as needed
- ✓ **BEAVER CONTROL – Partner with Griffin Park HOA**
- ✓ **MAINTAIN PLAYGROUND**
 - Mulch added
 - Baby swing and chain replaced after damage



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✓ CLUBHOUSE IMPROVEMENTS

- **Parking lot** sections to be replaced in December
- **Interior painting** scheduled for early 2026
- Window(s) ordered to replace those with broken seals
- Kitchen sink, faucet & microwave replaced
- Bathroom doors replaced due to rot incurred during pool season
- Outdoor faucets repaired

✓ COMMON AREA CLEANUPS

- Held in spring and fall 2025
- About 15-20 resident volunteers each time
- Refreshments donated by Coordinator Alex Bales & Pres. Lisa Sutliff

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- ✓ **TREE TRIMMING where needed**
 - Creek area cleared: Holly Burn to Platinum
 - Trail from pond to pavilion
 - Around playground area
- ✓ **RAISED CANOPY along sidewalks**
- ✓ **STORM DAMAGE clean-up**
- ✓ **PREVENTATIVE TREE SPRAYING for pests/disease**
- ✓ **FALL LEAF CLEANUP at Entrances**
- ✓ **PAINTED METAL RAILING on trail near Pavilion**

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✓ CITY WATER MAIN BREAKS

- Next to 164th Street and on residential streets
- Thank you to residents that reported breaks to the City-of-OKC Emergency Water line
- Thank you to residents that followed up with City Councilman Mark Stonecipher and the City Action Line to get City of OKC to install a permanent fix and to clean up areas after.

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✓ **NEW CONTRACTS**

- Clubhouse Dumpster, Storage unit, Violations software

✓ **STORAGE UNIT DOWNSIZE / MOVE**

✓ **POWERWASHED** clubhouse, parking lot, playground, park benches

✓ **INSURANCE PAYMENT replaced roofs**

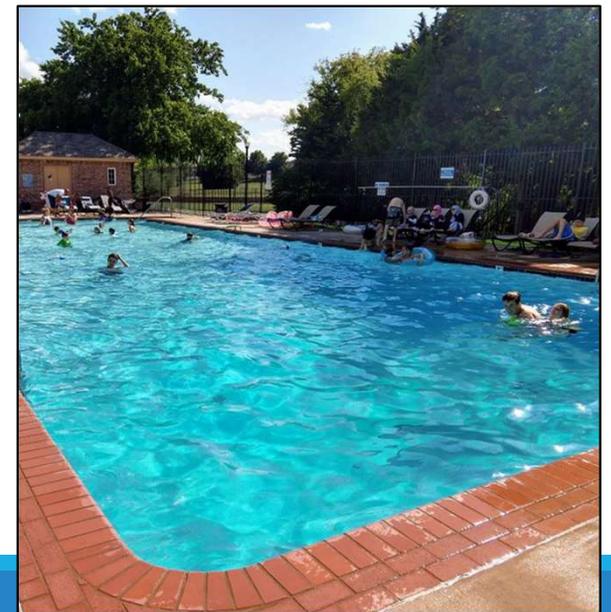
- Clubhouse, Pool pump building and Pavilion

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- ✓ 52 new & replacement keycards delivered to residents
- ✓ Keycard programming throughout summer
- ✓ Replaced 10 chaise lounges

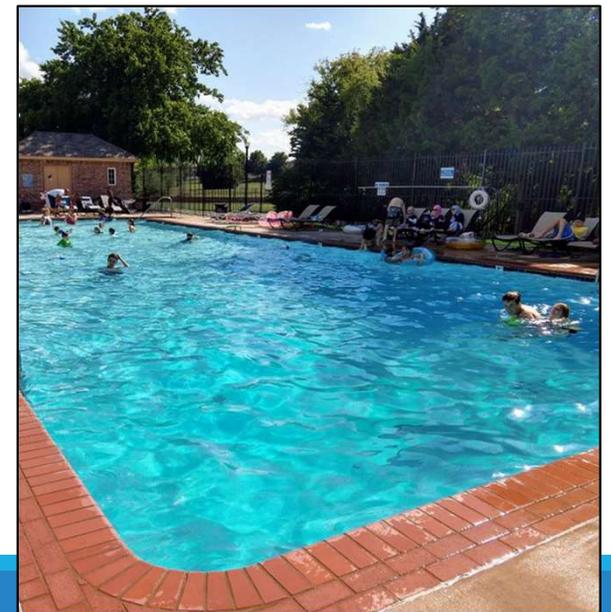
- ✓ **POOL MAINTENANCE:**
 - Resurfaced pool floor and sides with new plaster!
 - Sanded & painted iron fencing around pool
 - Sand in pool filters replaced



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- ✓ **THANK YOU to 10 resident POOL MONITORS**
- ✓ **THANK YOU to resident pool manager
LESLIE BOND**
- ✓ **THANK YOU to all residents for
following the rules and having a
fun & safe summer**



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FENWICK FROGS SWIM TEAM:

- ✓ **THANK YOU** to resident team coordinators **Jason and Meredith Hines!**
- ✓ Fenwick had one of the league's largest teams with 30 neighborhood kids.
- ✓ Two competition meets were held at our pool with other neighborhoods.
- ✓ The FROGS SWIM TEAM is a great opportunity for kids to improve their swim skills.



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- ✓ Breakfast with Santa – December 2024 & 2025



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- ✓ **Easter Egg Hunt – Sadly canceled due to rain**
 - ✓ Toys will be used next year
 - ✓ Candy was shared with pool visitors
- ✓ **Pool season had a couple food trucks**



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- ✓ **HOLIDAY LIGHTS** at all entrances and on Clubhouse
- ✓ **CLUBHOUSE DECORATED** for holiday season rentals and Breakfast with Santa
- ✓ **WELCOME COMMITTEE** delivered neighborhood info & goodie baskets to 24 new homeowners



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- ✓ **RESPONDED** to residents' phone calls and emails.
- ✓ **WEBSITE UPDATES** throughout year
 - Includes meeting minutes & agendas
 - www.fenwickcommunity.org
- ✓ **NEWSLETTERS: 21 emails - Sign up at website!**
 - Surrounding communities teamed up to address concerns with proposed Apartment Complex concerns at NW 178th & Penn Ave.
- ✓ **SOCIAL MEDIA: Facebook (@Fenwickcommunity) and NextDoor**

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- ✓ **Clubhouse BULLETIN BOARD**
 - Board contacts & budget info
 - Clubhouse rental & pool keycard information
- ✓ **2 COMMUNITY GARAGE SALES:** June & September
 - Advertised on multiple websites and in The Oklahoman
- ✓ **ARCHITECTURAL REVIEW BOARD**
 - Reviewed 42 applications for ungated area
- ✓ **COVENANT ENFORCEMENT:** Mailed/emailed violation notices
- ✓ **ANNUAL MEETING NOTICE**
 - Prepared and assembled by volunteers to save approx. \$4,000.

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- ✓ **LIENS on 17 homes because of unpaid dues**
- ✓ **SMALL CLAIMS COURT planned on those owing two years**
- ✓ **RESERVE FUNDS MOVED TO HIGHER YIELD ACCOUNT**
 - Suggested at last year's annual meeting
 - Arvest Bank – Money market account
 - Earns 4.22% interest
 - \$245,000 deposited
 - Expect to earn about \$10,000 per year

HOA COMMITTEES

THANK YOU TO ALL VOLUNTEERS!!!

- **MAINTENANCE COMMITTEE:**

Chair Russell Quesenberry, Pat Fowler, Phillip Nokes, Alex Bales

- **CLEANUP DAY VOLUNTEERS:**

Coordinator Alex Bales, Kevin & Shawna Aldridge & daughters, Jenny & York Bales, John & Eloise Burges, Mary Farley, Hanna Flynt, Reggie Helton, Lisa James, Brendon Laubhan, Heather Mayes, Todd & Lori Michero, Russ Oster, Russell Quesenberry, Chris Rice, Pam Roney & Gaines Ballew, Lisa Sutliff, Cary Williams & David Lowry

HOA COMMITTEES

THANK YOU TO ALL VOLUNTEERS!!!

- **SOCIAL COMMITTEE:**
Chair Mikki Caldwell-Oraene, Shawna Aldridge, Lisa Sutliff, Leslie Bond, Jualetha Pearn and Bill Casey, as well as the dozen residents that helped to stuff Easter eggs.
- **ARCHITECTURAL COMMITTEE:** Chair Jeff Andeel, Marcus Sutliff
- **BUDGET COMMITTEE:** Keith McIlhaney, Teresa Nokes, Jamie Wilson
- **WELCOME COMMITTEE:** Marissa Brugger
- **COMMUNITY PRESERVATION COMMITTEE** for Covenant Enforcement

HOA COMMITTEES

**We need more volunteers
if we want to accomplish more!**

**PLEASE
Sign Up Tonight!**

GOALS FOR 2026

MAINTENANCE:

- Continue clean up of creek overgrowth and tree trimming/removal; clear Platinum to Bedford
- Correct drainage erosion behind swimming pool/clubhouse
- Evaluate the perimeter brick walls for maintenance
- Review Pavilion for repairs/painting
- Restock fish in main pond
- Evaluate landscaping and breaker boxes at entrances
- Correct erosion and mud problem near sidewalk at back pond

We always need
your community involvement
to make these things happen.

GOALS FOR 2026

CLUBHOUSE MAINTENANCE:

- Bare areas with no grass in front:
Remove couple trees, trim others and add grass sod
- Replace front doors, kitchen tile
- Replace HVAC system

We always need
your community involvement
to make these things happen.



GOALS FOR 2026

SWIMMING POOL:

- Address fence to keep out grass clippings
- Add shade to pool
- Replace more pool chairs

PLAYGROUND:

- Replace swings
- Replace spring rides with something else
- Add mulch again

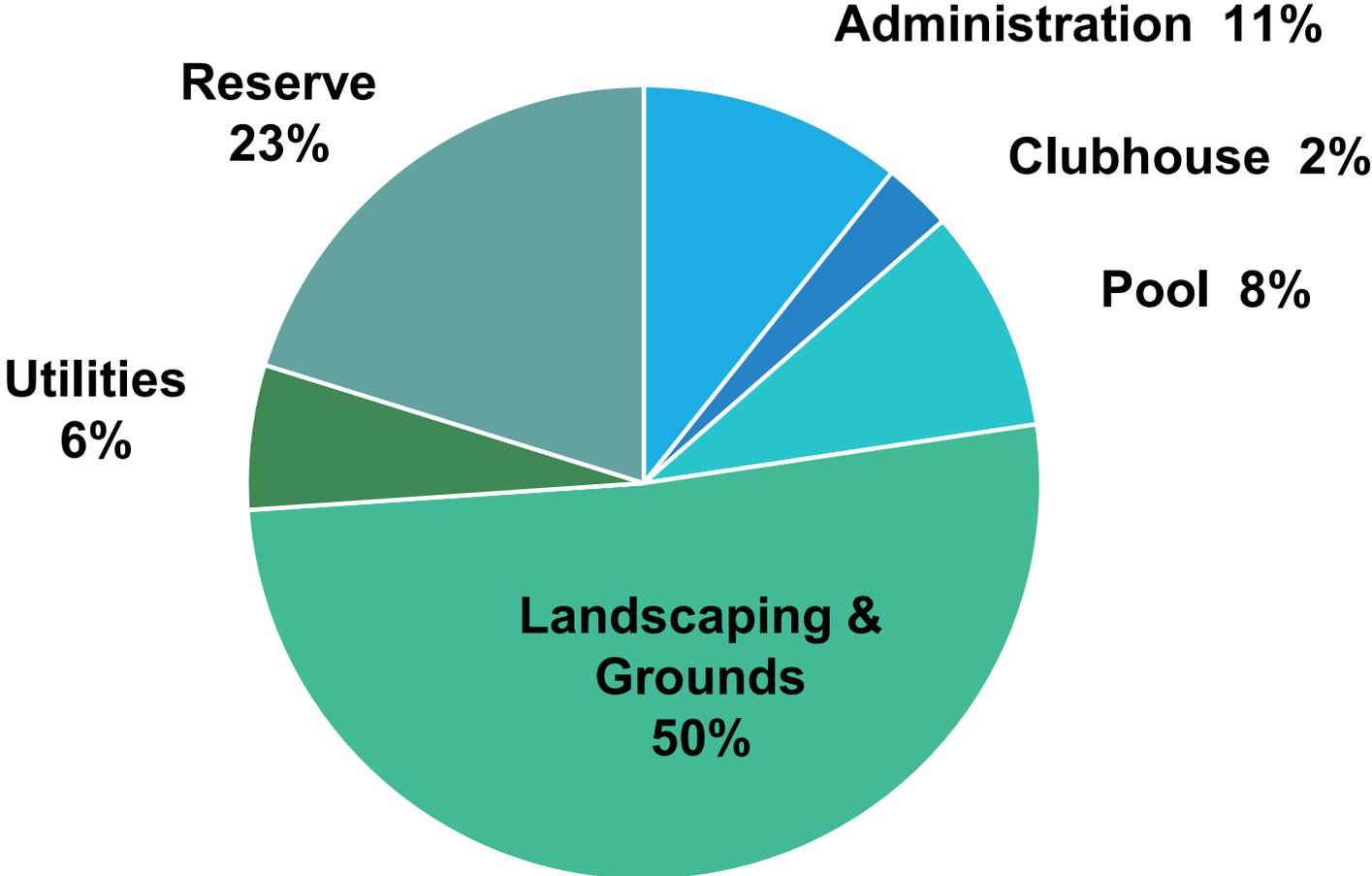
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2026 BUDGET BY CATEGORY



BOARD OF DIRECTORS

Lisa Sutliff, President & Communications Chair

Russell Quesenberry, Vice Pres., Maintenance Chair – *term ending*

Shawna Aldridge, Treasurer, Pool Chair – *term ending*

Divya Bhatt, Secretary, Rules Chair

Phillip Nokes, Maintenance Committee

Patrick Fowler, Maintenance Committee

Duane Jones, Nominating Committee Chair – *term ending*

Manumar Rahman

Alex Bales, Maintenance Committee

Contact form at fenwickcommunity.org
or email fenwickcommunity@gmail.com

MANAGEMENT

Neighborhood Services Corp. (NSC)

- **CONTACT:** fenwickcommunity@gmail.com, office: (405) 348-1436
- **ADDRESS:** 1326 Fretz Drive
(located off of 164th St., between Kelly and Broadway)
- **Main contact for resident emails and phone calls/messages re: dues payments**
- **All financial management**, including invoicing for dues and accounts payable to vendors
- NSC utilizes **TownSq** so you can view your dues account and have the option to **pay online with a bank account or credit card.**
- **Dues payment checks** may be dropped off at Fenwick clubhouse mailbox, at NSC's Edmond office or mailed to the lockbox with the Dallas address on your invoice (to be mailed to you in January or early February).