

**JANUARY, 2022**

## CEDARCREST COMMUNITY NEWSLETTER



### **HAPPY 2022!**

Happy New Year! This is going to be an amazing year for Cedarcrest! You will soon start to see the results from your special assessment come to fruition and this summer you will be able to look around and see how necessary this renovation was and how much improvement it has made for the whole community.

Your property value is going to spike, the cost to maintain the exterior will decrease, and your home will be more sound, more beautiful, and overall a better investment. We are so pleased with the responses and willingness of your community to embrace change and growth! Thank you to all of you who are contributing to the cleanliness of your neighborhood and individual yards. Your efforts do not go unnoticed. Keep up the great work!



### **DUES AND ASSESSMENTS**

We want to thank you for continuing to pay your dues and special assessment on time. If you do not have your portal set up please send an email to **accounting@first-commercial.com** and we will send you an invite. This allows you to set up a bank account or credit card securely and easily.

Through AppFolio you can contact us, pay your dues (\$200.00) and special assessment (\$279.90) manually or set up auto pay, put in a work order, check your ledger/balance, or update contact info for you or your tenant. It is easy to navigate and saves time and money.

If you choose to mail or utilize the on site drop box for your dues and assessment please remember to pay only by check or money order and we will need TWO separate payments. Please allow time for those payments to reach us to avoid late fees. If you



### RENOVATION PROGRESS

The renovation continues and is showing a new side of Cedarcrest Park! The roofs are complete, we have finished siding, trim and balconies on Phase I, which are buildings 1, 2 & 3. We plan to get these fully complete with dryer vents, chimney doors and chimney caps, garage doors, guttering and downspouts and possibly paint (weather permitting). The surface temperature is very important when painting exteriors, so Oklahoma weather makes this process tricky!

We are moving on to Phase II, which are buildings 4 (units 2825-2831) & 5 (units 2833-2839). While they are working on your building please make sure to keep cars out of driveways. We do not recommend cars coming or going to keep you and your vehicle safe from construction materials. The crew drags magnets through the areas several times a day but it is still a construction zone. We all need to be aware of our surroundings as the association is not responsible for nails or screws in tires. If anything is left behind to include a mess or construction material please let us know and we will be sure to get it taken care of. Overall we have been so happy with the cleanliness and upkeep the crew is able to maintain while working. We have had so many compliments and praises about their performance, attitudes, and cleanliness from Cedarcrest residents that are so appreciated and we of course pass that information along to them. The crew has asked that if residents have any issues, comments or concerns to please not address it on the spot with them, but to please call management at 918-481-8882, text through AppFolio or email **cedarcrest@first-commercial.com**. This avoids miscommunication or mixed signals.

have the wrong amount prepaid or set up as autopay please reach out to accounting so that we can help you fix it.

We have spoken about the renovation and the assessment regularly so we want to remind you of why your dues are so important to keep your community thriving. The dues pay for:

- All of the lighting around the property
- Pool maintenance
- Labor, supplies, bathroom, furniture, permits
- Mowing, trees, landscaping
- City water and trash
- Operating and maintaining fountains
- Both community driveways, cul-de-sacs
- Maintenance labor and supplies
- Exterior fence
- Website
- Management
- Property and risk management insurance
- Legal fees

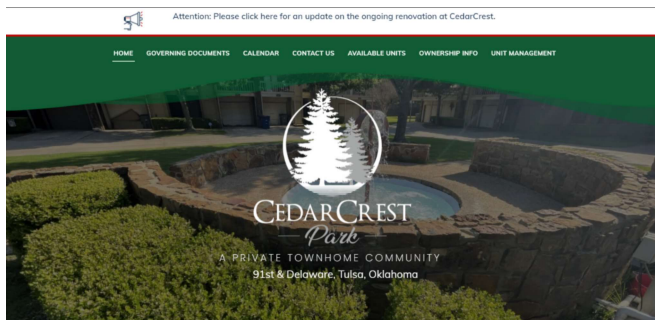
All of this and anything else that may be the associations responsibility is paid from the monthly Homeowner dues. By making these payments on time every month it allows the day to day operations we all depend on to flow properly and be maintained as needed. We are so appreciative of you making these payments on time to keep Cedarcrest beautiful and properly functioning.



Just a  
Friendly  
Reminder

### DO WE HAVE ALL YOUR INFO?

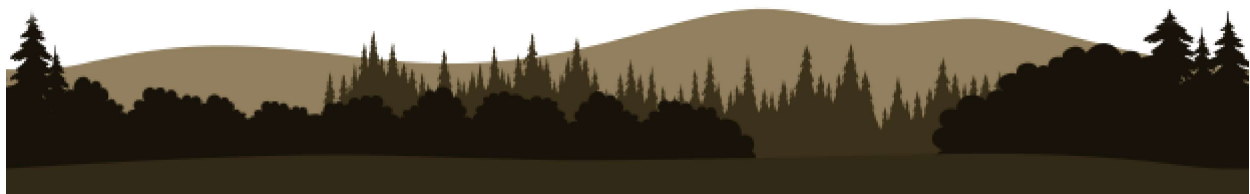
It is so important for us to have updated contact information for both owners and tenants. Many of you have seen first hand how an easy fix can escalate into something huge, quickly. So many of these issues can be resolved with communication, so we need updated information please. You can contact us via appfolio text, email or call the office.



Visit your website [cedarcrestpark.com](http://cedarcrestpark.com) to view governing documents, newsletters, units for sale and to access monthly meeting information such as financials.

### MANAGEMENT REMINDERS

- Trash cans need to be out of sight except on trash day. They should not be stored in view. The chimney door is meant to be storage for your garbage to stay out of sight. Please utilize these or your garage as daily storage.
- Please be aware of your animals barking. Your neighbors do not want to hear a dog constantly barking. This happens far too often. It is a huge distraction and is not peaceful enjoyment which we are all entitled to. No animal can be outside off leash. Residents are always expected to promptly pick up their animal's poop and if you have an aggressive animal please do not allow it to approach your neighbors, even if you believe it is not dangerous. These are common complaints by your neighbors and are in fact violations of your covenants.



First Commercial Association Services  
918-481-8882  
[cedarcrest@first-commercial.com](mailto:cedarcrest@first-commercial.com)

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[Unsubscribe {recipient's email}](#)