

Cambridge Park

PROPERTY OWNERS ASSOCIATION
P.O. Box 15772, Del City, Oklahoma 73155

Hello Neighbors,

On 17 April 2010, I Mark Burney, was voted as your Cambridge Park Homeowners Association President. I recently was the Vice President for the years 2008 - 2010. Within my two year stance as Vice President, I absorbed many ideas and learned a lot from you our fellow neighbors. Good and bad, ups and downs we all shared hurdles and obstacles. As our community has grown, so have our leadership and you our neighbors to better Cambridge Park. The following neighbors were nominated and voted in the Property Owners Association to serve as officers and board members as well:

Vice President - Charles Johnson
Treasurer - Donna Burdett
Secretary - Danielle Shannon
Board Member - Linda Johnson
Board Member - Sue Berezna

We all have been voted and trusted to assume the role as a voice to our public officials, and to provide fair judgment to our neighbors when it comes to following guidelines and procedures within our association covenant. If you feel that you need to speak with a board member for any complaint or concern, it is my honest feeling that we will not turn a blind eye. The idea of a great community standing together is to have someone you have trust in. My motto is "One fight, One team", as we venture the next two years towards sustaining a great community in which we live.

I have lived within Cambridge Park for the past 10 years and have seen nothing but good come within the growth and camaraderie between neighbors and growing businesses surrounding us. It is with great honor to serve as a focal point for your concerns and complaints. You as our neighbors deserve the utmost respect and gratitude, not once should you feel as though you don't have a voice within the community, YOU DO! Speak up and it shall be heard. Please give the board and community a chance to address your ideas and or future concerns. I believe in the past, each board has made changes to better our community, Thanks to you.

In the past, we have made great strides to provide community awareness and a social atmosphere. A few are: National Night Out, Neighborhood Crime Patrol, Yard of the Month and more to come. Great talks have already begun to address beautifying our landscape, shrubbery, and the Cambridge Park sign on Sooner Road. Our Yard of the Month program provides each neighbor the chance to continue to take pride in their property and exercise beautification within the community. Crime Patrol not only allows the added security, but gives each homeowner the feeling someone in our community cares, with hopes of lowering if not stopping some of the unfortunate crimes.

During my tenure as Vice President last year, we voted in favor of our homeowners to lower Cambridge Park dues for ONE YEAR from \$55.00 to \$30.00. We felt that it would take a little tension off our neighbors and to provide a sense of relief from our pockets. With the financial report given to date, I give my hand to the few homeowners who have not made their payment last year to come up to date by June 15, 2010. It is only fair as your new President to show concern and to realize things are sometimes not priority, but think of those around you who have made the small sacrifice to have a better community and living standard. Along the same line, Cambridge Park dues this fiscal year of 2010 will be back to \$55.00.

I have spoken with other Homeowner Associations and their dues compared to Cambridge Park is unbelievable, ranging from \$150.00 to \$300.00 and on up. Some of these associations are in your backyard. I believe a small price to pay in a great community means a lot.

Lastly, we want to make sure our property value continues to grow and visitors feel like they could live within our community due to our upkeep and safety.

As a neighbor, continue to do the small things, such as:

- a. Lawn care and maintenance within the covenant restriction rule
- b. Visible paint and damage to your home thanks to the Oklahoma weather.
- c. Safeguard your property from crime
- d. Trash cans off the street within the covenant restriction rule.
- e. Tend of inoperable vehicles. Take pride how others view your area.
- f. Think of your fellow neighbor to make a friend not an enemy.

Thank you for a chance to provide you with a voice for your community and name to represent Cambridge Park. For those who do not know, we have a website that will provide you with resources and information www.cambridgeparkhoa.com. Please take advantage of the website and or if you see a board member in the area, let them know your Happiness, Concerns, and or Complaints.

Mark Burney
President