



BROOKSIDE NEIGHBORHOOD ASSOCIATION

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YOUR NEIGHBORHOOD CONNECTION

May 2008
Issue 2

In This Issue...

Front Cover

- Upcoming Events
- Update on Development
- Letter from BNA President

On The Inside

- Letter from G.T. Bynum
- Storm Water Runoff
- Good Neighbor Award
- New Dog Park Planned
- City Code Violations
- BNA Membership Form
- Neighborfest District 9

BOMASADA APARTMENT COMPLEX MEETING - MONDAY, MAY 19TH, 5:30 P.M.

Listen, learn and ask questions about this precedent-setting proposed high density residential project. All are welcome to join the discussion at Wright Elementary School, 45th Place, west of Peoria.

NEIGHBORFEST DISTRICT 9 - TUESDAY, MAY 27, 2008, 5 P.M. TO 7 P.M.

The focus will be community-building and bringing together neighborhoods. A picnic atmosphere provides a place for neighbors to chat, mingle and build relationships. At Whiteside Park, 4009 S. Pittsburg.

BROOKSIDE NEIGHBORHOOD ASSOCIATION BOARD MEETING - MONDAY, JUNE 2, 2008, 5:30 P.M.

Board meetings are generally held the first Monday of every month at the Trinity Methodist Church, 37th and Peoria. Use the east entrance. All Brookside neighbors are welcome to join us to see what is happening in your area!

RUMBLE & ROLL - THURSDAY, JUNE 5, 2008, 7 P.M. TO 11 P.M.

Hundreds of bikes thunder into Brookside to raise money for the Make-A-Wish Foundation of Oklahoma. A motorcycle parade kicks off the evening followed by a great street party from 33rd to 36th on Peoria.

PATRIOTIC PICNIC - SUNDAY, JUNE 29, 2 TO 4 P.M.

Join the fun at Henthorne park as we celebrate America and those that make it great! Food, games, crafts, and much, much more. Fun for the whole family. Sponsored by Tulsa City Parks.

BROOKSIDE FARMERS MARKET- EVERY WEDNESDAY, 8 A.M. TO 12 P.M.

Enjoy the farmers market from May until October at the corner of 41st and Peoria.

BUILDING TO GO UP IN BROOKSIDE

Houston-based development company, Bomasada Group, Inc., had previously presented a proposal to build a five-story apartment building. Turned down by the City of Tulsa the group redesigned the plans and are giving it another go. This time around the portions of the building are slated for 48 feet versus the previously discussed 55 feet. The facility's plans will still include indoor and outdoor swimming pools, fitness center, billiards room, wine bar, cyber café, and more. In the first draft, a parking garage was planned for the ground level with 4 floors of apartments above, for a total of 5 stories. Now the plans are to build a separate 5 level parking structure behind the 4 story apartment building. The builders will keep the originally planned 240 units with rents estimated at \$800 to \$2000 per unit based on size. The same 407 parking spaces in the garage with 11 additional surface parking spaces for perspective tenants.

The only real change is the parking location in an attempt to lower the total height of the building while still

squeezing 240 units into this space. As in the first design, the portions of the building facing Rockford shall not exceed 35 feet or three stories. In order to build any part of any structure taller than 35 feet the Bomasada Group will still be required to obtain a variance from the City Council and TMAPC later this month.

The Bomasada Group will go before the Tulsa Metropolitan Area Planning Commission on May 21, 2008.

To learn more visit these websites www.tmapc.org and www.tulsacouncil.org and www.bomasada.com

BOMASADA APARTMENT COMPLEX NEIGHBORHOOD DISCUSSION MEETING

MAY 19TH, MONDAY, 5:30 P.M.

**WRIGHT ELEMENTARY SCHOOL
45TH PLACE, WEST OF PEORIA**

LEARN MORE ABOUT THE PROPOSED BUILDING AND HOW YOU CAN VOICE YOUR CONCERNS TO CITY OFFICIALS BEFORE THE FINAL CITY MEETING.

LETTER FROM THE BNA PRESIDENT

Brookside is one of Tulsa's most unique neighborhoods with the feel of a town within a city. To preserve the individuality and the history of the area without impeding progress, we all must participate in the opportunities we have to learn what is going on in our area and our city. This includes following new developments, learning what the rights of property owners for both business and residential areas are, and supporting those who work for all of us to make sure our voices are heard. As in all things, there are many viewpoints and it is important to listen to all sides with an open mind as we make our choices. The thing to remember is that we are neighbors and should look beyond our own block to see what is best for the future of the neighborhood and the city to ensure it continues to flourish for those who follow us.

Help the Brookside Neighborhood Association work for you with your support through membership, helping to share information, and participating in activities. Our neighbors are what make Brookside a great neighborhood and Tulsa a wonderful city to live in.

**Karen Fraser, President
Brookside Neighborhood Association**

www.BNAtulsa.com

your neighborhood connection

LETTER FROM OUR CITY COUNSELOR

Dear Friends of the Brookside Area,

On April 7, I was honored to be sworn in as your new city councilor. Following Cason Carter, whom many of you worked with during his time on the Council, I have big shoes to fill. But I am excited about what lies ahead for Brookside and for our City.

I grew up in Brookside, and my Mom and sisters still live there. Having lived and worked in Washington, DC, and Philadelphia before moving home to raise a family my wife and I grew to enjoy neighborhoods that blended seamlessly with commercial districts. Brookside is one of the few places in Tulsa that offers beautiful residential areas with world-class shopping and dining opportunities connected easily for pedestrian traffic. We have to take care to maintain that unique balance.

In the Brookside Neighborhood Association, I am fortunate to have an active and well-informed partner. If you are not already a member, I hope you'll join. The BNA does a great job of staying on top of the issues effecting residents and of keeping local officials informed.

I am always readily available, should you need any assistance. Please call me at 596-1990 any time.

Best Regards,

G.T. Bynum, Tulsa City Councilor

STORM WATER PROBLEMS IN BROOKSIDE

In recent months some residents of Brookside have experienced flooding in their yards, homes and basements, which have not previously flooded. The BNA board has investigated this matter and determined that the causes are complex, varied and include:

- ◆ The storm water system is old and has many leaks – both into and out of the system.
- ◆ Too much “stuff” including yard waste, eroded soils, and grease are clogging the system.
- ◆ When one home is demolished, it is invariably replaced with either one larger house or more housing units. Permeable surfaces (yards) are replaced with impervious surfaces (pavement). Thus the runoff from the lot is increased, causing flooding downhill.

Failing to properly control erosion of pollutants (including soils) is a violation of federal state and local law. Unfortunately, some builders in Brookside have been routinely breaking these laws and BNA has met with city officials who have recognized a need for much greater enforcement of our Erosion Control ordinance. In fact five new inspectors will be hired to work on this problem. Here is how you can help.

- ◆ Remove yard waste and other material from the street in front of your home and either compost or dispose properly in your trash.
- ◆ Place grease in the trash – don't pour it down the sink drain or through a disposal.
- ◆ If you observe a construction site where soil can easily wash into the street or a storm water drain, PLEASE report the address to either Herb Beattie, 749-4586, or Scott Van Loo, 591-4379.

GOOD NEIGHBOR AWARD PROGRAM

The Brookside Neighborhood Association has set about to encourage and recognize citizens who are being a blessing to our beautiful neighborhood by establishing the Good Neighbor Award. Ninety-seven year young Mrs. Mary Sutton was awarded the first Good Neighbor Award for her beautiful flower gardens and her beautiful spirit.

The BNA will present its second award to our Honorable Mayor Kathy Taylor for her prompt and efficient response during the 2007 ice storm. The award presentation will take place at Neighborfest 2008 on Tuesday, May 27th at Whiteside Park.



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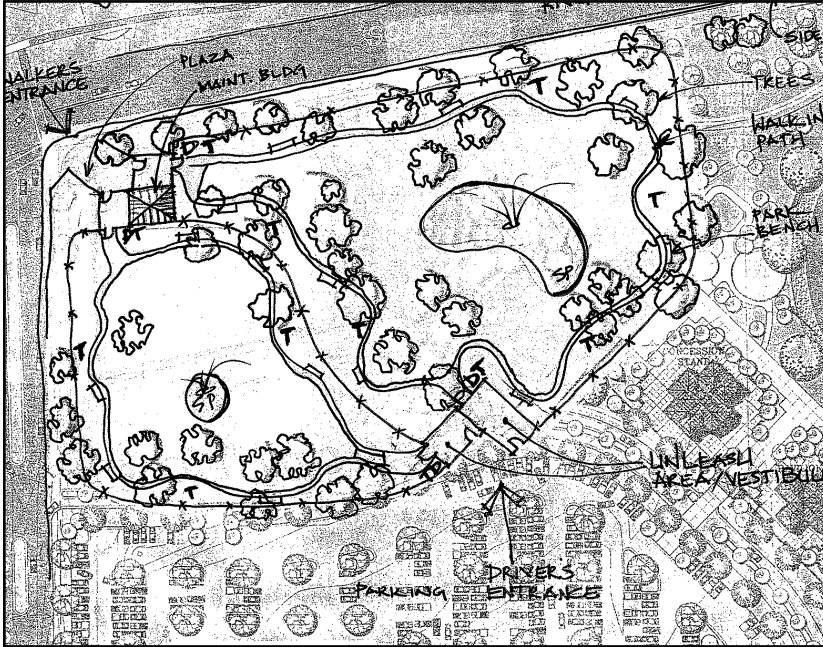
Office Hours
By Appointment

1316 East 41st Street
Tulsa, OK 74105

www.BNAtulsa.com
your neighborhood connection

PLANS FOR A NEW DOG PARK

The 2 acre proposed park is to be located at Johnson Park at 61st and Riverside and will include many amenities. This below sketch is a rough drawing of the planned site. There will be fenced areas for both large and small dogs, a splash pool, walking paths, a fenced "vestibule" for unleashing, access to and from River Parks, drinking fountains for you and your pet, and park benches. Doggie bag dispensers will be provided as well as trash receptacles throughout park. Construction dates have not yet been announced.



The City of Tulsa's Most Common Code Violations

To report a problem go to www.cityoftulsa.org/CityServices/Inspections or call the Mayor's Action Center at 596-2100.

TALL GRASS

It is the responsibility of the property owner/resident to maintain yards and easements. Poison ivy, poison oak, or poison sumac must be removed.

TRASH, JUNK AND DEBRIS

Trash, junk and debris cannot be left outside. This includes auto parts, appliances, furniture, building debris, tires, paper, cardboard, plastics, and tree limbs.

INOPERABLE MOTOR VEHICLES

A vehicle must appear to be operable and legal. Inoperable motor vehicles must be stored in a fully enclosed structure.

PARKING

Parking is not permitted in yards. All parking areas must be made with asphalt or concrete.

OUTDOOR STORAGE

Any items that are not ordinarily used outdoors may not be stored outdoors. This includes indoor furniture, appliances or auto parts. You may store neatly stacked building materials, grills, lawn furniture, hoses, tools, children's toys, or a lawn mower outside.

VACANT, UNSECURED STRUCTURES

All vacant properties must be secure, including windows, doors, or other openings. An owner may need to board up a vacant structure if a break-in or fire occurs.

DEAD TREES OR DEAD LIMBS

Trees damaged or dead to the extent that a limb could fall poses a hazard to the public and must be removed or trimmed.

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Janine Morales, President

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TULSA CITY COUNCIL

G. T. BYNUM
COUNCILOR - DISTRICT 9

200 CIVIC CENTER, SUITE 200
TULSA, OKLAHOMA 74103-3833
E-MAIL: dist9@tulsacouncil.org

(918) 596-1990
FAX 596-1964



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THE BROOKSIDE BUSINESS ASSOCIATION

WELCOME TO BROOKSIDE!
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www.brooksidetheplacetobe.com

What: Neighborfest! Council District 9 neighborhood block party!

Hosted: G. T. Bynum and Mayor Kathy Taylor

When: Tuesday, May 27th, 5 to 7 p.m.

Where: Whiteside Park, 4009 South Pittsburg Avenue



Entertainment: This year's Neighborfest will include a Talent Competition for local amateurs to perform live. Prizes will be awarded at the last Neighborfest, on August 5th. There will also be a fitness

element at each Neighborfest. Stay tuned for more details! **Purpose:** The event will focus on community-building, revitalizing the community spirit, bringing together neighborhoods, local businesses, churches and civic groups. The family reunion, picnic type atmosphere, provides a place for neighbors to chat, mingle and build relationships.

Mark Your Calendars...

Brookside Block Party
September 16, 2008

Brookside Artzz
September 20, 2008

BooHaHa Celebration
October 25, 2008

Brookside Neighborhood Association Membership Application or Renewal

Name _____

Address _____

Home Phone _____ Work/Cell Phone _____

E-Mail _____

Membership New _____ Renewal _____ Dues are \$15 per household/year

Remit to: Brookside Neighborhood Association, P.O. Box 52011, Tulsa, OK 74152-2011

Brookside Neighborhood Association
Post Office Box 52011
Tulsa, OK 74152-2011



It's better in Brookside!

www.BNAtulsa.com
your neighborhood connection