

In Our Neighborhood	<p style="text-align: center;">Von Elm East</p> 	Yukon Police Department	
Email VonElmEast@cox.net		Non-Emergency (Crime is not ongoing.)	354-1711 or 354-2553
Facebook at Von Elm East		Emergency 911	
<p style="text-align: center;">Cheryl Drabek, Volunteer NW Contact</p> <p><i>Love your neighbor as yourself.</i></p> <p>Newsletter provided/printed by <i>Community Action Agency</i> May 2016</p>		<p>www.CityofYukonOK.gov Online Incident Reporting at Police Dept. Link Crimes reported not requiring officer present Includes IDENTITY THEFT</p>	
		354-6312 Animal Control...354-2553 if closed	

Yukon Police Department April 2016 Crime Stats

We are pro-active!



 For the month of April, there was no reported crimes in the neighborhood--which is great.

Sgt. Zach Roberson, YPD

We practice the "Five House" Rule—Get to know the neighbors next door to the left and right and the three houses across from you.

We are eyes and ears for our community.

Our Mission...We agree to work together, in respect for each other, for the purpose of protecting property, human life, deterring crime through cooperation and crime prevention actions.

Neighborhood Watch is a non-profit organization that is not directly or indirectly related to the Yukon Police Department. It is separate entity that receives support through guidance. Neighborhood Watch agrees to notify the Yukon Police Department of any suspicious activity or areas of concern.

Von Elm East Borders: north WAGNER RD, east SARA RD, south SYLVAN SAND, west DEER CREEK

TORNADO WATCH: Time to look at the sky and have a plan wherever you are.

TORNADO WARNING: No time for sky watch; immediately take shelter wherever you are.

Please understand Gustnadoes, EF-0 and EF-1 are quick and not necessarily considered "imminent" -- thus they may not activate sirens.



How does Neighborhood Watch function?

It functions within community. It is not a patrol where I sign up to take a turn driving up and down streets looking for the unknown. Unlike my 5 Houses, I will NOT know if the person a block over is a burglar or homeowner. I am under no obligation to take on the bad guys or be a vigilante; my best action is to report directly to the Police. Afterwards, follow-up with Neighborhood Watch helps identify patterns and bring awareness to our neighbors. Being pro-active prevents bad things from happening around us and to us.

As your Neighborhood Watch Contact, I am a volunteer resource person working with our Neighborhood Officer, Sgt Zach Roberson. We try to offer the best possible solution and options for a given situation.

Often I hear "It's awkward. They are my neighbors....." Building a relationship with your 5 Houses can solve a lot of issues—and yet not all. The City Ordinances are well-written. They cover just about any issue standing between you and your neighbor—providing a resolution while offering possible anonymity.

How to be anonymous: When contacting the Police, if you need it, ask to remain anonymous. Then tell them every possible detail in the situation. Focus on detail.

Anonymity with Neighborhood Watch is best achieved:

- 1) Facebook message/chat—NOT posting on Timeline.
- 2) Email VonElmEast@cox.net which is my personal email. Information flows upward to the City of Yukon and outward to our neighborhood. If you contact the YPD or City of Yukon, I won't know unless you choose to tell. We live in community where sharing problems and solutions are proactive to helping your neighbor and stopping bad stuff from happening. I hope you share with us. Experiencing ding-dong-ditching years ago, we all quickly learned that no single neighbor was being targeted—it was random and neighborhood-wide. ~Cheryl Drabek

After an active month communicating with neighbors, this newsletter's emphasis is on City Ordinances resolving community issues.



In Real Estate – Von Elm East

For real-estate related questions and current market pricing specific to your home call

Greg Ouren 405.630.4695 gregsell@kw.com

www.2potatoes.com

Address BUILT BED/BA/GAR SqFt LIST/CLOSED

ACTIVE:

1321 SYLVAN SAND 1983 3/3/2 2843 183,000

PENDING:

1325 SYLVAN SAND 1983 3/2/2 1989 162,500

4525 PRUE SAND 1994 3/2/2 1555 148,000

CLOSED:

4505 PRUE SAND 1985 4/3/2 2193 188,000

YUKON SCHOOL DIST STATS:

356 ACTIVE AVE \$243,502 /108.26

170 PENDING AVE \$189,853/ 98.67

104 SOLD \$170,947 / 95.52 58 DAYS ON MARKET

METRO STATS: AVERAGE SELL PRICE \$176,334 (MRCH)

GETTING 98% OF LIST PRICE



The Green Thumb for June

From: Oklahoma Cooperative Extension Service

- Vigorous, unwanted limbs should be removed or shortened on new trees. Watch for forks in the main trunk and remove the least desirable leader as soon as it is noticed.
- Remain alert for insect damage. Add spider mites to the list. Foliage of most plants becomes pale and speckled; juniper foliage turns a pale yellowish color. Shake a branch over white paper and watch for tiny specks that crawl. Watch for 1st generation fall webworm.
- Pine needle disease treatments are needed again in mid-June.
- Cultivate and mulch. Mulching will reduce about 70 percent of the summer yard maintenance.
- Fertilize warm season grasses as per April instructions.
- Dollar spot disease of lawns can first become visible in mid-May. Make certain fertilizer applications have been adequate before applying a fungicide.
- Seeding of warm-season grasses should be completed by the end of June to reduce winter kill losses.
- Brown patch disease of cool-season grasses can be a problem.
- Meet water requirements of turf.
- Post-emergent control of crabgrass and summer annual grasses is best performed on young crabgrass plants.
- Continue to water deeply as needed. Apply at least one inch of water each time.
- Softwood cuttings from new growth of many shrubs will root if propagated in a moist shady spot.

MAY YARD OF THE MONTH CONGRATULATIONS TO THE

Michael and Dona Bennett

4804 Wolf Lane

The Bennett's have lived in our neighborhood for 30 years and tell their friends how friendly we are and about the well-kept yards. They like it so that rather than move, they redid their entire house!



Neighbors Share...280 neighbors on

Von Elm East Facebook can post positive comments directly on our timeline.

Cheryl, Neighborhood Watch Contact:

We have some issues on our streets that need attention and are getting attention. Streets that are main entrance/exit are especially problematic. We want to safely enjoy activities without slamming on our brakes for a moving object, small unsupervised children wandering in the street, or a dog chasing cars, bikes, and our pets. My pet doesn't live in my neighbor's front yard. Whether walking, biking, or driving within our neighborhood, we do not want to be obstructed. We want to enjoy our neighborhood while being safe in our neighborhood.

The white Lab on Facebook has an owner living in Deer Run across Sara Road. They walk our neighborhood. In fact, so much that the dog doesn't mind coming alone.

School Being Out brings more children in their front yards, more children in the street, and hopefully not more dogs without leashes or dogs roaming freely sitting in neighbor's yards or streets.

Everyone's first concern should be for SAFETY SAKE. While children or dogs are the responsibility of parents/owners, it is the neighbor's responsibility to report suspicious or dangers activity to the Yukon Police Department-- especially if it is a SAFETY issue. While this may sound harsh to some, again, our first concern is for the safety of the littlest and/or most vulnerable.



4/11 Robbie: I'm having an issue when I walk my dog on her leash, which is always. People need to remember that your dogs are dogs and can be unpredictable. If you have them off leash in your front yard, you need to be aware of everything going on around the neighborhood. On a walk we were approached by 3 different dogs and their owners were right there. One was a little dog that was being walked off leash and she ran right over to my dog. I'm sure she would not have hurt my dog, but my dog is big and easily could have injured her. I have a very good dog, but she does not like to be approached by other dogs and we do what we can to avoid them, but it's getting so that there are fewer and fewer streets we can walk down. Thank you.



4/11 Summary of Lisa's posts: The lawn mower broke and pay day hasn't arrived. Jeff and Scott volunteered their lawn mowers. Mark repairs mowers at his home on Viola Drive.

Joanne and Lisa recommend Tanner Dyer Mowing Service for mowing (See last month's newsletter).

Becky and Sheree recommend Tristan with pictures of his recent work in each of their home flower beds.

Both Tanner and Tristan are our teen neighbors.

4/16 Bethany: Anybody recommend a lawn service? We are new to the neighborhood!



5/4 Heather: ...And I would like my children to be able to ride their bikes and play outside also but that can't happen not because of someone's pet but rather the inconsiderate people who live in this neighborhood driving 50 MPH down Oswego drive !

Response: If you are having a continuous speeder on your street and you have identifying information, for the safety of your street, consider calling the non-emergency phone number of the Yukon Police Department.



5/7 Cori at 10:07pm: Anyone know what the helicopters with spotlights are for?

Von Elm East: City of Yukon does not own helicopters; OKC does own helicopters and has a great deal of land to cover. East of Sara Road is OKC. They fly over and might sweep our neighborhood. On a rare request from Yukon, OKC will fly their helicopters over for us-- like out in the farm areas where cars don't travel.

Issues this month addressed with City Ordinances and Online Reporting

- 1) Noise ...Sec 74:6
- 2) Operating a business out of your residence ...Sec 602
- 3) Leash law ...Sec 14:38
- 4) Nuisance Animals...Sec 14:40
- 5) Lost or Found Pets...online reporting
- 6) Vacant abandoned property ...Article II Sec 46
- 7) Weeds...Sec 46

1) Noise 4/18 Neighbor messaged "What are the quiet hours for our neighborhood?" (loud vehicle)

Response: All hours are quiet hours.

<https://www2.municode.com/library/ok/yukon>

Section 74:6 It shall be unlawful for any person to disturb the peace and quietude of any part of the city by operating, having operated or permitting to be operated any contrivance, whether electric or not, with or without a loudspeaker, in such a manner as to emit loud music, noise or words.

2) Operating a business out of your home...

THIS IS IN RESPONSE to Neighbors asking about legality of operating a business that could draw continuous traffic into our neighborhood. For example, a family daycare may operate while a greenhouse or truck garden cannot sell product on the premises.

Email from Development Services, City of Yukon:

Please find following and attached information related to our conversation about allowable business/commercial activities in Residentially Zoned areas.

The City of Yukon is sending you this letter, to give you notice of a Violation of the City of Yukon Code of Ordinances; **Appendix A, Zoning Ordinance, Article 6, Specific District Regulations, Section(s) 602.1, General Uses and 602.2, Uses Permitted.**

Sec. 602.1-General description

The regulations for the Residential Zoning Districts are designed to:

- (1) Protect the residential character of areas so designed from the noise, congestion and heavy traffic of commercial and industrial activities;
- (2) Encourage a suitable environment for family life by providing for openness of living areas and permitting appropriate neighborhood facilities and compatible community facilities.

R-1 Single-Family Residential Districts. The R-1 Districts are designed to provide quiet, low density areas for single-family living with related recreational, religious and educational facilities protected from all commercial and industrial activity.

Sec 602.2-Used Permitted

The permitted uses in the Residential Districts are set forth in the table below. Where the letter "x" appears on the line of a permitted use and in the column of a district, the listed use is permitted in that district subject to the general provisions of the Zoning Ordinance as set forth in the preceding sections. Where the letter "p" appears instead of the letter "x," this use is permitted subject to acquiring a Conditional Use Permit as set forth in Section 803. See table titled "TABLE OF PERMITTED USES IN RESIDENTIAL DISTRICTS" (Go to the online page.)

I hope this information is helpful for you and your neighbors. Remember you can find all of our Code of Ordinances at the following online address. <https://www2.municode.com/library/ok/yukon> Please feel free to contact me if you have any other questions regarding this matter or any future code violation issues.

Kenneth W. Silk, Code Enforcement Inspector, Development Services
405.354.3994
www.cityofyukonok.gov

Call if you are in doubt about your business possibility.



3) Leash Law, City Ordinance Sec 14



Direct control means effective, immediate, continuous physical control of a dog at all times such as by means of a **leash**, lead, kennel, secure fence, or chain of such strength to restrain the dog and controlled by a responsible person capable of restraining the dog, or safe and secure restraint within a building or vehicle.

Sec. 14-38. - Restraint. No owner shall fail to exercise proper care and control of his animals to prevent them from becoming a public nuisance.

4) Nuisance Animals Sec 14:40

Animal control officer means any police officer or animal control officer in the Yukon Police Department.

Sec. 14-40. - Nuisance animals.

... an animal shall constitute a public nuisance if it:

- (1) Unreasonably annoys humans, endangers the life or health of other animals or persons, or damages or substantially interferes with the use and enjoyment of property rights of citizens;
 - (2) Molests passersby or passing vehicles;
 - (3) Is kept or harbored in a manner that causes unreasonable annoyance or discomfort to neighbors or others in close proximity to the premises, such as odor related to animals or cleaning agents or the attraction of flies, insects, or vermin;
 - (4) Habitually barks, whines, howls, crows or cackles in an excessive, continuous or untimely fashion or makes other noise in such a manner so as to result in a serious annoyance or interference with the reasonable use and enjoyment of neighboring premises;
 - (5) Damages the property of anyone other than its owner, including but not limited to turning over garbage containers or damaging vehicles, gardens, flowers or other plant material, or depositing fecal material.
 - (6) Is at large in any of the streets, public ways, public places, parks, or upon private premises of any other person than the owner of the animal;
 - (7) Attacks other animals or fowl;
 - (8) Is repeatedly at large.
- (c) Any animal which is unrestrained or causing a public nuisance may be impounded as provided for in this chapter.

WHAT TO DO???

- Contact Animal Control or Yukon Police
- Complete an online complaint. It is helpful to include a photo of the animal and home address if possible.

<http://www.cityofyukonok.gov/city-departments/police-department/support-services/>



5) Lost or Found Pets—use the above link and/or post on Facebook. Animal Control and Neighbors are very good at getting pets back to their owner.

6) Vacant abandoned property.... Online reporting and Article II Sec 46



For details go to the online link for

https://www2.municode.com/library/ok/yukon/codes/code_of_ordinances

If a home is vacant and abandoned, please do **NOT** mow the front yard. It can slow down the process.

What can I do?

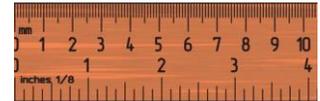
- Call Development Services (405) 354-6676
- Email mhort@cityofyukonok.gov
- or complete the online Code Violation Report Form listed under Code Enforcement

<http://www.cityofyukonok.gov/city-departments/community-development/code-enforcement/>

Pictures speak volumes if you can attach them.

Be prepared to wait a month to see action.

It can take at least 20 working days to process the legal paperwork through the City. In the meantime, do **NOT** mow.



7) What is a Weed?

Sec 46-31 Every successive

owner and/or responsible party of property who neglects to abate a continuing nuisance upon or in the use of the property is liable for all costs set forth in this article.

Weed includes, but is not limited to, poison ivy, poison oak, or poison sumac and all vegetation, including grass, at any state of maturity which:

- (1) Exceeds ten inches in height, except healthy trees, shrubs or produce for human consumption grown on a tended and cultivated garden unless such trees and shrubbery by their density or location constitute a detriment to the health, benefit and welfare of the public and community or a hazard to traffic or create a fire hazard to the property or otherwise interfere with the mowing of such weeds;
- (2) Regardless of height, harbors, conceals or invites deposits or accumulation of refuse or trash;
- (3) Harbors rodents or vermin;
- (4) Gives off unpleasant or noxious odors;
- (5) Constitutes a fire or traffic hazard; or
- (6) Is dead or diseased.

Use the Online Form in #6.



Thank you, Newsletter Volunteers -- Bois

D'Arc Dr EVA SUDDUTH • Chimney Hills Rd, Hunton Terrace & VIOLA DRIVE TRECIA STATON • Deer Creek DICK SPEAR • Deer Creek Ct MARGARET ALBRECHT • Elk Run & Wolf Lane NICOLE CHURCH • Osborn Lane CALAWAYS • Oswego Drive KATHY RICE • N. Sky Trail NOWLINS • S. Sky Trail SHIRLEY PFIFFER • Sylvan Sand & Prue Sand ROHWERS • Valley Road JESSUPS • 1300 Von Elm Place CHERYL VASCELLARO • 1400 Von Elm Place BILL WALKER • Wilcox Lane JENNIFER ASHTON • Sub MICKEY QUOTONE [ONLINE @ www.CityofYukonOK.Gov](http://www.CityofYukonOK.Gov) > [Police Department](#)>>[Neighborhood Watch](#)