

In Our Neighborhood	<p>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
Cheryl Drabek, Volunteer NW Contact		<p>www.CityofYukonOK.gov Online Incident Reporting at Police Dept. Link Crimes reported not requiring officer present Includes IDENTITY THEFT</p>	
<i>Love your neighbor as yourself.</i>		354-6312 Animal Control...354-2553 if closed	
<p>Newsletter provided/printed by Community Action Agency <i>June 2016</i></p>			

Yukon Police Department Last Month Crime Statistics

We are pro-active!



 On May 31st around the 4600 block of Sky Trail a statue was stolen from a front yard; there are no suspects at this time.

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

Are we a Home Owner's Association? No, nor will Von Elm East become. Traditionally the decision to have an HOA happens prior to building the neighborhood. Long existing neighborhoods, especially as large as ours (374 homes), are not designed to become one.

What difference does it make?

Watch Only or HOA	Watch	HOA
An "Association" with elected officials		X
Long existing neighborhoods choose	X	
Contract with annual or monthly fees		X
Bylaws in addition to City Ordinances		X
No bylaws--rely upon City Ordinances	X	
Homeowners can be held responsible for infrastructure		X
City is responsible for public streets, dams, street lights, vacant homes, etc.	X	
Vote how to maintain neighborhood		X

Von Elm East relies upon City Ordinances to keep a standard for property desirable for purchase and resale. There are no dues or fees associated with Neighborhood Watch; dues are traditional for associations. Neighborhood Watch is NOT an association; Neighborhood Watch consists of individual neighbors watching out for each other. We don't vote on how to maintain our neighborhood; city ordinances already determine maintenance issues.

HOA's have specific extra stipulations above and beyond the basic City Ordinances as well as the responsibility of maintaining much of their infrastructure—footing the bill directly-- which often includes streets, club houses, parks, entryways, dams—infrastructure. Neighborhood Watch can exist and be part of an HOA. Many HOA's in OKC include Neighborhood Watch into their by-laws, and it is overseen by their elected or appointed neighborhood officials.

Von Elm East has NO bylaws—No fees—No governing body created within the neighborhood.

Neighborhood Watch programs can be a single entity like ours or exist within HOA's structure. Neighborhood Watch never creates HOA's; however, HOA's can establish Neighborhood Watch programs. Von Elm East does not ever anticipate or have any plans to become an HOA. Many neighbors voiced their opinions at the start-up 8 years ago and we clarified the differences. In a neighborhood about 35 years old, the reality is we have a pro-active Neighborhood Watch program standing strong on its own braced with the support of City Ordinances.

While writing this, a City Inspector came to inspect some work we had done. We always hear

Shop and use the businesses of Yukon.

Tax money will stay in Yukon.

Help our public schools and maintain our infrastructure. Another reason is Yukon City Inspectors have high standards that are not always upheld in other cities. Yukon businesses that require inspections know to meet Yukon standards and pass stringent Yukon inspections. Just another plus to our neighborhood!

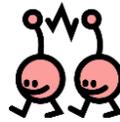
~Cheryl Drabek



In Real Estate – Von Elm East

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

Greg Ouren 405.630.4695 gregsell@kw.com
www.2potatoes.com



Neighbors Share...281 neighbors on Von Elm East Facebook can post positive comments directly on our timeline.

Several lost and found pets posted on our Facebook.

Address	BUILT	BED/BA/GAR	SqFt	LIST/CLOSED
ACTIVE:				
4501 Skytrail Ct	1983	3/2/2	1673	167000
4516 Deercreek Ct	1981	4/2/2	1891	172900
1321 Sylvan Sand	1983	3/3/2	2843	180000
4613 Skytrail Ct	1983	4/2.5/2	2628	249900
CLOSED:				
4525 Prue Sand	1994	3/2/2	1555	146000
1325 Sylvan Sand	1983	3/2/2	1989	158000
YUKON SCHOOL DIST STATS:				
368 ACTIVE		AVE \$237,742 /108.09		
143 PENDING		AVE \$196,681/ 99.41		
118 SOLD \$188,553 / 97.53		64 DAYS ON MARKET		
METRO STATS: AVERAGE SELL PRICE \$184,605 (MAY)				
GETTING 98% OF LIST PRICE				

May 31 on Facebook: We will be listing our house this week! 4729 Deer Creek. 2,384 sq. ft, 4 bed/2 full bath, 2 living, above ground pool, storm shelter.



The Green Thumb for July

From: Oklahoma Cooperative Extension Service

- Divide and replant crowded hybrid iris (bearded iris) after flowering until August.
- Apply preventative white grub treatments—late-June to mid-July (Merit, Machll, Grub X)
- Expect some leaf fall, a normal reaction to drought. Water young plantings well.
- Mowing heights for cool-season turf grasses should be 3" during hot, dry summer months. Gradually raise mowing height of bermudagrass lawns from 1 ½ to 2 inches.
- Vegetative establishment of warm-season grasses should be completed by the end of July to ensure the least risk of winter kill.
- Brown patch disease of cool-season grasses can be a problem.
- Meet water requirements of turf.
- Fertilization of warm-season grasses can continue if water is present for growth.
- The hotter and drier it gets, the larger the spider mite populations become! Spraying plant foliage will provide partial relief of this pest.



June YARD OF THE MONTH CONGRATULATIONS TO The Twitchell Home

living in our warm and welcoming neighborhood for the last 2 ½ years.

Door Knocker Mystery solved:

May 17 **Chimney Hills Drive Neighbor:** Had a rather strange lady knock on my door this evening. Again-knock- did not ring the doorbell. I always keep my screen door locked. She was inquiring about jewelry from the garage sale, which I did not participate in this year. And our neighborhood sale was over a week ago!! About 5 minutes later I noticed the same red car in my neighbor's driveway. Just wondering if anyone else encountered this individual?

Heather on F/B: I saw a lady in a red car slowly driving up and down my street (Viola Drive) today when I got home. But she didn't park or get out.

Chimney Hills Road Neighbor: Called, they (YPD) will have extra patrol.

Jeremy on F/B: Saw your post about the lady in the red PT Cruiser. She came to my house too, but I didn't answer the door. It was around 8:45 PM.

Another Neighbor: I was selling jewelry and had a woman buy a whole jewelry case. She lives on (street with description of house). She and her husband were friendly and fun. I suspect this is the woman who came to your door. She was thinking of buying another box of jewelry. Do not call the police on her.

May 19 from spouse of Door-Knocker: Yes, it was XXXX. Good detective work.

She bought some jewelry from a woman at a garage sale and wanted go back to buy the rest of it that she passed on during the sale.

We thought we remembered which house it was, but we didn't.

I had to laugh as I've read these emails. But they show that the neighborhood watch truly does work.

Call her by name, it's the truth.

Linda on F/B: She did buy the jewelry from me but I have since packed up the rest and it is not available any longer if someone could pass that on I would appreciate it.

NEIGHBORHOOD WATCH: Never hesitate to report anything suspicious. It is better to be "Safe than Sorry." Great work, Neighbors! Working together to assure our neighborhood stays safe.



Becky on F/B: Looking for suggestions for a painter. Good, reliable, quick, does not charge a fortune and available. Thank you.



May 27 email: **STOLEN PROPERTY ON SKYTRAIL AVENUE:** Someone took one of the concrete lions and the capstone at the end of my walkway at XXXX.

Please return it to the proper place.

If you know anything about this stolen property or it appears anywhere else in the neighborhood, please contact the Yukon Police Department or Von Elm East Neighborhood Watch.



Email for Tuesday, May 31, 2016 2:46 PM
If you have a boat, trailer, mobile home, etc.

This is a Reminder of how to park boats or trailers in our neighborhood. This email is in response to a Neighbor complaint about several questionably parked. This is a WARNING in hope that everyone will comply with City Ordinances and in hope our Neighbor will not find it necessary to file a report. Please share this email with any of your 5 Houses that may not be on our email listing yet may be in violation to the ordinances.

Also be aware that the Yukon Police Department does not need a neighbor's complaint in order to issue a warning or ticket for violations of City Ordinances. The Yukon Police Department does us a great service driving through all Yukon neighborhoods, keeping us safe. Let us do our part by adhering to all City Ordinances--especially those designed for safe traffic, not letting boat or trailer parking interfere with sight vision whether one is running, biking, or driving..

Following are the Yukon City Ordinances that one should check to make sure yours is parked correctly:
Sec. 66-7. - Storage and parking in residential districts.
(a) Commercial vehicles, motor homes, boats, boat and trailer, boat trailers, camper shells not attached to a vehicle, and cargo hauling, utility, and travel trailers shall not be parked, stored, or occupied on any public street, or any lot occupied by a dwelling or on any lot in any residential district except in accordance with the following conditions and provisions:

- (1) Inside parking shall be permitted.
- (2) Outside parking in the side yard, as defined in section 301 of the zoning ordinance, behind the front building line shall be permitted.
- (3) Outside parking in the rear yard shall be permitted.
- (4) Front yard parking shall be permitted so long as it is on a hard surface area, being continuous asphalt or concrete.

(5) Commercial vehicles, motor homes, boats, boat and trailer, boat trailers, camper shells not attached to a vehicle, and cargo hauling, utility, camping and travel trailers, and mobile homes shall not be greater than 102 inches in width. The body, including the bumper and tongue of motor homes and travel trailers, and all of the vehicle including the bumper and tongue shall be at least 12 feet from the face of the curb, or if there is no curb, then 12 feet from the edge of the pavement.

(6) No part of the commercial vehicle, motor home, boat, boat and trailer, boat trailer, camper shell not attached to a vehicle, or cargo hauling, utility, camping or travel trailer, or mobile home shall extend over the public sidewalk or street.

(7) No sight triangle as required by ordinance shall be violated.

(8) Parking is permitted only if the motor home or travel trailer, while parked in this zone, is:

- a. Not used for dwelling purposes except one motor home or travel trailer may be used by the owner or tenant of the premises, friends, relatives or guests for dwelling purposes for a maximum of 21 days in any calendar year, and a maximum of 14 days at any one time on any given lot, provided that such motor home or travel trailer shall not be connected to any utility, other than temporary electrical hookups, and provided further that the host person shall receive no compensation for such occupancy or use; provided no such motor home or travel trailer shall discharge any litter, sewage, effluent or other matter, except into sanitary facilities designed to dispose of such material;
 - b. Not permanently connected to sewer lines, water lines, or electricity. The motor home or travel trailer may only be connected to electricity temporarily for charging batteries. Hookup facilities shall comply with applicable state law and the National Electrical Code; and
 - c. Not used for storage of goods, materials or equipment other than those items considered to be part of the motor home or travel trailer or essential for its immediate use.
- (b) No commercial vehicle which exceeds 14,500 pounds gross vehicle weight and in no case a commercial vehicle used for hauling explosives, gasoline or liquefied petroleum products shall be permitted.
- (c) Commercial vehicles not otherwise prohibited, motor homes, boats, boat and trailer, boat trailers, camper shells not attached to a vehicle, cargo hauling, utility, and travel trailers may be parked anywhere on the premises during active loading or unloading for a period not to exceed 72 hours, provided:
- (1) No electricity or propane fuel is used, except when necessary to prepare the commercial vehicle, motor home, boats, boat and trailer, boat trailers, camper shells

(continued from page 3) not attached to a vehicle, cargo hauling, utility, and travel trailer for use;

(2) No part of the commercial vehicle, motor home, boats, boat and trailer, boat trailers, camper shells not attached to a vehicle, cargo hauling, utility, and travel trailer extends over the public sidewalk or within six feet of the face of the curb, or if there is no curb, then six feet from the edge of the pavement; and

(3) No sight triangle as required by ordinance is violated.

(d) Prior to a motor home or travel trailer being used for temporary dwelling purposes as permitted in subsection (a)(8)a of this section, a permit shall be obtained from the city police department. A permit fee of \$25.00 shall be paid by the person making application for the permit.

Payment of the required fee and compliance with all the provisions of this chapter shall entitle the applicant to a permit. The police department shall establish procedures to identify vehicles for which a permit has been obtained.

Jeanne on F/B: Thank you for keeping our neighborhood safe, neat and clean. We all work hard to achieve it. We are proud of what we have and want to keep the appearance nice.



June 5 Lori on F/B: First time needing a plumber since we moved to Yukon. Anyone have any recommendations? It would be nice if we could get someone out today. Kitchen sink is backed up.

Annette: Brakefield Plumbing in Yukon. Really fast and honest.

Linda: I have used Carl's plumbing out of Mustang for over 30 years. Honest reliable and reasonable.



June 8 Jill on F/B: I live on Deer Creek Ct. Just had a man in white shorts and

white polo shirt come and knock on my door. When I didn't answer, he walked down my driveway and immediately walked to Von Elm - he didn't stop at any other houses. I called YPD non-emergency number and they are going to check it out. Just an FYI

Kristen: He is selling security systems. He came to our house on Valley Road shortly after 5. I can't remember which company he said he was with though.

Kathy: Vivant or something like that.

Cheryl: If it is them, the YPD has been called -- and they probably have a permit. They visit our neighborhood at least once a year...stay around for 2 or 3 days.....

More conversation on Facebook....

Who is NOT a solicitor? Exemption to Solicitor Ordinance:

Yukon Code of Ordinances 82:27

Persons exempt from the provisions of this article are:

- (1) Those person representing charitable associations or groups which have tax-exempt status.
- (2) Those peddlers or solicitors invited on the premises by the owner or occupant.

(1) INCLUDES Candidates running for election or elected representatives. THEY ARE NOT SOLICITORS.

What is a solicitor?

Solicitors: Any persons who go from house to house, place to place, or street to street, soliciting anything of value, sales or taking orders for the sale of goods, wares or merchandise (including magazines, books, periodicals, realty, tangible or intangible personal property of any nature, including insurance) and such orders for future delivery or for service to be performed in the future, irrespective of such persons having, carrying or exposing for sale a sample of the subject of such order, and irrespective of such persons' collecting or not collecting advance payments on such orders.

Sec 82-26: No peddler or solicitor shall enter on any premises or attempt to peddle or solicit where the owner or occupant of such premises has indicated his desire not to be contacted for sales or solicitations by the placing of a "No Solicitors" sign on the premises, and such entrance or attempt to peddle or solicit shall constitute a trespass upon private property.

Available for the first 6 neighbors are gold 2x4" door decals obtained from the Yukon Police Department. They read **NO SOLICITING City of Yukon Ordinance 82-26.** Contact Neighborhood Watch thru email or facebook.



Take precautions against this neighborhood pest. He will rob you of your health.



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 PFIEFFER • 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](#)