

In Our Neighborhood		Yukon Police Department	
Email VonElmEast@cox.net		Non-Emergency (Crime is not ongoing.)	354-1711 or 354-2553
Facebook at Von Elm East Cheryl Drabek, Volunteer NW Contact <i>Love your neighbor as yourself.</i>		Emergency 911	
Newsletter provided/printed by <i>Community Action Agency</i> Aug 2014 Vol 6 Issue 8		www.CityofYukonOK.gov Online Incident Reporting at Police Dept. Link Crimes reported not requiring officer present Includes IDENTITY THEFT	
		354-6312... Animal Control...354-2553 if closed	



August Yard of the Month

Congratulations,
Jones Family, 1304 Sylvan Sand

*See photos at Von Elm East
Facebook.*

Yukon Police Department Last Month Crime Stats

We are pro-active!



 July 4th. Both incidents involved people shooting off fireworks. Our officers responded to both areas and gave verbal warnings to both parties to stop shooting fireworks.

TRESPASSING ON PRIVATE PROPERTY

If your ball goes over into the fenced backyard, you have to ask permission from the homeowner. Permission is needed to get your ball. You must have permission to enter the property for retrieval or the homeowner can retrieve the ball from their backyard. It makes no difference whether the property is fenced or not; entering without permission is trespassing.

A backyard is a backyard whether it is fenced or not; it is still someone's property that requires permission to pass through for whatever reason—tree removal or getting your ball back—whether it is a neighbor or a hired tree-removal company.

Homeowners do not have easement rights on their neighbors' property like the City of Yukon, Gas, Water, Electric, or any other Utility Company.

Every homeowner has the ability to go through the front of their yard to the far back of their yard without going through the property of others. Those ways are the same for the unfenced properties as for the totally fenced backyards.

A "No Trespassing" sign on anyone's property is a warning issued to trespassers to stay off the property. When the Yukon Police Department is called to come out, it is to issue a citation for trespassing.

Homeowners with unfenced property in the floodplain are encouraged to post "No Trespassing" signs to aid in:

1. Protecting homeowner property from vandalism and damages.
2. Protecting children and others who may wander into the flood zone and unfenced areas.

Post signs clearly visible and readable—large enough to be seen before getting on the property. While you may know it is your property, others traveling through may be unaware.

Sgt. Zach Roberson
Yukon Police Department

Yukon City Ordinance: Sec. 74-63 Trespassing.

"Trespass" shall mean each and every actual entry upon the premises of an owner or other person without the express or the implied consent of the owner or other person in lawful possession. Trespass shall also mean:

- (a) Remaining upon the premises of an owner or other person in lawful possession after having been told to leave the premises by the owner, or the agent, or employee of the owner, or other person in lawful possession of the premises.

NO TRESPASSING sign is the same as BEING told to leave = Sec 74-62

Sec. 74-57. Damaging, defacing, etc., property generally.

It shall be unlawful for any person to destroy, injure, deface, besmear or molest any structure, building, outbuilding, fence or any other property, real or personal, public or private, belonging to another; or to use any such property wrongfully to the detriment of the owner or other person entitled to its use; or to interfere wrongfully with the use of any such property by its owner or any other person entitled to its use.

Sec. 74-62 Unlawful entry. It shall be unlawful for any person to enter upon the property of another or into an area or structure on such property, whether such property, area or structure is public or private, when such entrance is plainly forbidden by signs or otherwise or when the property, area or structure is enclosed, except when such entrance is in the line of duty, or with the expressed or tacit consent of the owner or person in charge, or otherwise by authority of law or ordinance.

Oklahoma State Law: Whoever shall willfully or maliciously enter the garden, yard, pasture or field of another after being expressly forbidden to do so or without permission by the owner or lawful occupant thereof when such property is posted shall be deemed guilty of trespass and upon conviction thereof shall be fined in any sum not to exceed Two Hundred Fifty Dollars (**\$250.00**); provided, that this provision shall not apply to registered land surveyors and registered professional engineers for the purpose of land surveying in the performance of their professional services; and, provided further, that anyone who willfully or maliciously enters any such garden, yard, pasture or field, and therein commits or attempts to commit waste, theft, or damage shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in any sum not less than Fifty Dollars (**\$50.00**) nor more than Five Hundred Dollars (**\$500.00**), or by confinement in the county jail for **not less than thirty (30) days nor more than six (6) months, or both such fine and imprisonment.** For purposes of this section, "posted" means exhibiting signs to read as follows: "PROPERTY RESTRICTED"; "POSTED - KEEP OUT"; "KEEP OUT"; "NO TRESPASSING"; or similar signs which are displayed. Property that is fenced or not fenced must have such signs placed conspicuously and at all places where entry to the property is normally expected.
<http://www.oscn.net/applications/oscn/DeliverDocument.asp?CiteID=70144>

Cheryl: *Exactly. This is my sign that I chose for my property that pertains to my property. And I posted it myself as well. It is my responsibility to post my own signs on my own property. The City may also decide to post signs on our bridges that are City property as discussed in Tuesday's meeting.*

Carmen: *Oh good.*

Cheryl: *Can you imagine having a backyard where people, archery, paintball, golf balls, rafts, jet skis, motorcycles, trucks, and cars actually pass through at their own leisure --surprising me constantly--anytime day or night? No private backyard in 26 years. Maybe someday...*

Train up a child in the way that he should go; even when he is old he will not depart from it.
 What if children learn to respect public property, stay off private, and be content with their own property?
 NW past floodplain history includes drugs stashed/found, teen parties and smoldering smokes burning property, ding dong ditchers running to private property/floodplain fleeing police?



Meeting on our Floodplain with our City Councilman Michael McEachern

July 22nd, 16 homeowners met. With the use of a PowerPoint Presentation, Michael McEachern in great detail discussed our issue. We received an abundance of information and just a taste of what engineers evaluate to determine the best flow of water through Yukon. Statements, pictures, and videos have been submitted by homeowners in an effort to fact-find and bring forth individual concerns.

This extensive water study was done by an independent company. A sample is the following 1 of 3 Executive Summaries—the one that involves our neighborhood as water flows from SW to NE.

An understanding begins with a look at maps online at www.CityofYukonOK.gov for our neighborhood and your property. Zoom in after clicking these links: HOME>CITY DEPARTMENTS>DEVELOPMENT SERVICES>ONLINE MAP>FLOODPLAIN (right menu)

Drainage Report, 1801 East Wagoner Road Executive Summary:

This report contains the research, hydrologic and hydraulic analysis necessary to determine the causal factors of reported flooding at 1801 East Wagoner Road within the City of Yukon, Oklahoma. In addition, the effects of re-grading (deepening) of the existing roadside ditch along the north side of East Wagoner Road have been addressed. The roadside ditch at the subject site has a minimal capacity (below the 2yr.). The slope of the ditch is too mild (0.09%) to maintain any significant conveyance when compared to the drainage area served (154 AC.). The primary drainage path for the property is the parallel stream to the north which serves a larger drainage area (408 Ac.). The ditch has sited approximately 12 inches from the straight line slope (cont'd)

PRIVATE
PROPERTY
NO TRESPASING
NOT PUBLIC

POSTED
PRIVATE PROPERTY
HUNTING, FISHING, TRAPPING OR
TRESPASSING FOR ANY PURPOSE
IS STRICTLY FORBIDDEN
VIOLATORS WILL BE PROSECUTED
YOU ARE NOW

2 METAL SIGNS FOR UNDER \$5 from Home Depot attached to the back fence facing the drainage ditch. The property line goes to the middle of the drainage ditch. Last line on each sign is added to

emphasize that the unfenced property the person is standing on is private.

Check with City of Yukon before placing signs in the floodplain rather than on an existing fence.

Carmen: *Seems to me that people should get to put up their own signs when it pertains to their own properties?*

(Cont'd) between structures. The capacity of the ditch would improve by 10 cfs if the silt were removed from the flowline. The capacity increase would be temporary unless continuing maintenance of the ditch were performed to prevent future siltation. The capacity increase is minimal when compared to the discharge approaching the subject site.

A Homeowner owns and is responsible for maintaining Drainage Ditch Property! Easement ≠ (is not) Ownership
 While the HOMEOWNER HAS PROPERTY: a piece of land or real estate that is owned by somebody,
 CITY OF YUKON HAS EASEMENT RIGHTS: SEC 2:12
 Easement: Where a subdivision is traversed by a watercourse, drainageway, channel or stream, there shall be provided a stormwater easement or drainage right-of-way conforming substantially with the lines of such watercourse and such further width of construction or both as will be adequate for the purpose.



**In Real Estate
 Our Addition
 What's IN for 2014?**

Excerpt from Annie Zaleszak/macrameowl.com (owl)

1. Macramé and fiber-art wall hangings
2. Window sheers
3. Corduroy upholstery
4. Venetian marbled-paper prints
5. Deco hues

ADDRESS	BUILT	BED/BA	SFT	GAR	
ACTIVE:					
4725 WILCOX LN	1982	3/2	1340	2	\$127,000
1409 BOIS D QRC DR	1996	3/2	1953	2	\$175,000
PENDING:					
4829 ELK RUN	1983	4/2	2405	2	\$181,000
1209 VALLEY RD	1983	4/3.1	3798	2	\$320,000
CLOSED:					
1309 OSWEGO DR	1986	3/2	1274	2	\$112,000
1417 CHIMNEY HILL	1998	3/2	1657	2	\$153,500
1413 VIOLA DR	1998	3/2	1302	2	\$129,900
YUKON SCHOOL DIST STATS:					
243 ACTIVE AVE \$216881/ 100.32		155 PENDING			
AVE \$184078.00 / 95.34		76 SOLD \$171044.00 / 90.65			
64 DAYS ON MARKET					
METRO STATS: AVG SELL PRICE \$184996 --98% LIST PR					
Overall, with Median Prices going up and Days on Market decreasing, the Listed versus Closed Ratio finished strong this month. There were 2,735 New Listings in June 2014, up 0.33% from last year at 2,726. Furthermore, there were 2,139 Closed Listings this month versus last year at 1,809, an 18.24% increase. Closed versus Listed trends yielded a 78.2% ratio, up from last year's June 2014 at 66.4%, a 17.85% upswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the following months to come.					
3.64% AVERAGE INTEREST RATE		62 DAYS ON THE MARKET			

Questions? / Resources? / Home Valuations?
Greg Ouren Keller Williams 405 630 4695
www.2potatoes.com



The Green Thumb for September

From: Oklahoma Cooperative Extension Service HLA-6408
 Landscape Maintenance

- Last nitrogen fertilizer application of the year on warm-season grasses should be applied no later than September 15th.
- Brown patch disease of tall fescue can still be a problem.
- White grub damage can become visible this month. Apply appropriate soil insecticide if white grubs are a problem. Water product into soil.
- Continue bermudagrass spray program with glyphosate products for areas being converted to tall fescue this fall.
- Meet water requirements of turf.
- If pre-emergent control of winter-annual weeds is desired in lawns, the application should be completed by the 2nd week of September. Note: Do not treat areas that will be seeded in the fall.
- Plan to seed bluegrass, fescue, or ryegrass as needed in shady areas in late-September through mid-Oct. Fall is the best time to establish cool-season lawns.
- Choose spring flowering bulbs as soon as available.

**Canadian County CASA
 Needs YOU to Volunteer!**

Canadian County CASA, Inc. recently had seven volunteers sworn in as Court Appointed Special Advocates (CASA) by Judge Bob Hughey on July 28, 2014. Canadian County CASA, Inc. is a non-profit organization that recruits and trains community volunteers who are appointed by the juvenile court judge to be independent fact finders and to speak up for the best interests of abused and neglected children in Canadian County. Canadian County CASA, Inc., currently has a need for approximately 100 additional volunteers. A training class for new volunteers begins August 18.

Additionally, Canadian County CASA will be holding a Zumbathon fundraising event on Saturday, August 23 from 10 a.m. to 12 p.m. at Christ's Church of Yukon, 620 West Vandament. The cost is \$10, and all proceeds will go to support Canadian County CASA, Inc.

For more information on this event or to make additional inquiries, please call the Canadian County CASA office at 405-264-5508 or email them at volunteer@canadiancountycasa.org. Donations are tax deductible and are always welcome. They can be mailed to CASA, 7905 E. Highway 66, El Reno, OK 73036.

Diana Bast, Von Elm East Neighbor
 Jill on Facebook wrote: Please consider volunteering. We need you!!!

NW: An Opt-Out Option for Buyer's Edge

During NW meeting the Buyer's Edge became a topic. Delivery occurs on Tuesdays for those not taking the paper; Wednesday for those who are.

3 parts to the issue of Buyer's Edge delivery are:

- 1) Does its delivery make your home look vacant and appealing to criminals driving through?
- 2) Does it clog our storm drains that inhibits the flow of water out of our neighborhood and increases mosquitoes among other things?
- 3) Does it fly with the wind littering our neighborhood or just lay there looking unsightly?

Our storm drains must remain clear. If you see a clogged street drain, please report this to the City of Yukon immediately. **Call City Development at 354-6676 OR go online to www.CityofYukonOk.gov > City Departments > Development Services > Code Enforcement and complete the form.**

Buyer's Edge has agreed to delivery further up the driveway and offers an opt-out option per email: *Definitely! If someone wants to opt out they can contact us at 405-475-3825 or they prefer they can reply to email address and we will have the delivery stopped the following week.*

Doug Maxwell, Market Operations Director
American Newspaper Solutions
OKC Office: 405-475-3825
Cell: 239-682-3024 E-Mail: doug@ansnewspapers.com

Your feedback is important. Did the opt-out option truly work if you chose that route? Was your delivery further away from the street and storm drains? Just drop a quick email to VonElmEast@cox.net.



NEIGHBORS SHARE...

July 24 email from Proud Chimney Hills Road Neighbor: I would like to nominate a couple of yards for Yard of the Month, 1401 Chimney Hills Rd and 4704 Hunton Terrace; they are always immaculate.

I would also like to say, that as I do my morning walk on a daily basis, that I see a lot of pride and patriotism in our neighbors. Our neighbors show their pride in their lawns, flower beds, and their upkeep on their homes; their patriotism for our Country by flying their flags, also showing their love for their favorite teams. I smile on the outside as well as on the inside as I witness the love our neighbors show and they don't even realize it. So thank you Von Elm East neighbors. Keep up the good work.



Hello, Chimney Hills Road Neighbors.
Please help me welcome our new Neighbors,
THE DIVINES
WELCOME TO OUR NEIGHBORHOOD!
The Staton's



Facebook: "Hey Friends, we are needing a good handyman (or two) for our property management business. Need for Yukon and NW OKC. Know anyone? THANKS. Rob & Perma Jessup, Yukon Homes 4 Rent & Property Management

Bill wrote on Facebook: We need to replace the wood frame around our chimney. Has anyone had that done and can recommend someone? Thanks



A + CUT ABOVE LAWN & LANDSCAPING CARE
RESIDENTIAL & COMMERCIAL
FREE ESTIMATES
BILL ANDERSON
OWNER
405-412-6869

Neighbors, have to share, love this reasonable, punctual, integrity filled, awesome electrician! He is doing work on our own personal home as well as FIRST choice for our clients! Hugh Adrian Cowling 618-9320. --Yukon Appliance Center 343-0184 --CRI Roofing 405-608-0255 We have personally done business with these vendors. Troy & Denise Schroder -- Keller Williams Elite Real Estate 405-850-5065 (Troy), 405-408-3699 (Denise), 405-948-7500 (Office) WWW.TROYHOMES.KWREALTY.COM <https://twitter.com/TroynDenise>

Deer Creek Newsletter Volunteer NEEDED!
Contact VonElmEast@cox.net or our Facebook page. Newsletters are delivered to volunteer's door then volunteer distributes to neighbors.



Newsletters are provided by Community Action Agency. Newsletter ONLINE @ www.CityofYukonOK.Gov >Police Department>>Neighborhood Watch

Thank you, Newsletter Volunteers -- Bois D'Arc WADE WARDLOW • Chimney Hills Rd & Hunton Terrace TRECIA STATON • Deer Creek NEEDED • Deer Creek Ct MARGARET ALBRECHT • Elk Run CAM DOOLEY • Osborn Lane CALAWAYS • Oswego Drive KATHY RICE • N. Sky Trail ANDY NOWLIN • S. Sky Trail SHIRLEY PFIEFFER • Sylvan Sand & Prue Sand ROHWERS • Valley Road JESSUPS • Viola Drive MARK BUMGARNER • 1300 block Von Elm Place CHERYL VASCELLARO • 1400 block Von Elm Place BILL WALKER • Wilcox Lane STEPHANNI TAYLOR • Wolf Lane GLORIA BOZARTH • Sub MICKEY QUOTONE

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.