



SPRING 2022

## WALNUT CREEK COMMUNITY NEWSLETTER



### DUMPSTER DAYS

Dumpster Days are coming! The city will provide 2 dumpsters on Monday, May 2 & Tuesday, May 3 with certain restriction. Items that cannot be placed in the dumpsters:

- Limbs and other tree debris
- Grass clippings
- Car parts or tires
- Air conditioners
- Roofing materials
- Sheds

Please do not overfill dumpsters. We will call and ask them to be emptied as often as they will allow. Items CANNOT be placed on the ground around the dumpster.



### SPRING CLEANING GARAGE SALE

Mark your calendars for Friday, April 29, Saturday, April 30 and Sunday, May 1 for a neighborhood garage sale! You are welcome to put signs up directing people to your house, but please take them down when the sale ends on Sunday. And make sure to take advantage of the Dumpster Days starting on Monday, May 2nd for anything that didn't sell!





### HAPPY SPRING!

Spring is coming and so is the prestigious honor of having the yard of the month!! This honor is rewarded with a gift card to Home Depot in the months of April, May, June, and July. Happy planting, and we look forward to seeing all of the yards and flower beds start popping with color!



### CONTACT INFORMATION

It is very important that we have contact information for every home in Harvard Walnut Creek to include homeowner and renters, if you have not been receiving information or your tenant hasn't please reach out to us at [walnutcreek@first-commercial.com](mailto:walnutcreek@first-commercial.com) so we can get all of your information updated. If you have a new neighbor please ask them if they have reached out to management to give new Owner information, sometimes we do not receive new contact information.

**KEEP WALNUT CREEK CLEAN**  
PLEASE do your part to Keep Walnut Creek clean & beautiful and keep storm drains clear!

Please help your community by picking up trash and keeping your trash inside your garbage bins. Leaves, debris, chemicals and oil do not belong in drains. The City will fine anyone they see breaking this rule, not to mention it could back your sewers up and could lead to major problems and damage.

One windy day can wreak havoc on your neighborhood, so if you see trash, please pick it up and dispose of it properly. If everyone will do their part, this will make a huge impact on the beauty of Walnut Creek. Also, put your garbage cans out of sight after trash day, please!!!



### MANAGEMENT NOTES & REMINDERS

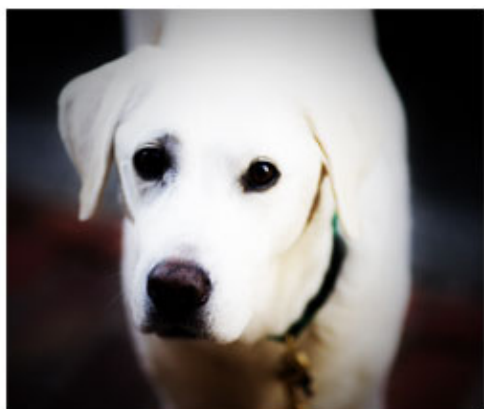
According to your covenants:

- No noxious or offensive trade or activity shall be carried on upon any lot. If you are, or appear to be, running a business out of your home with cars coming and going and/or "stuff" piled in your yard or garage (visible to the street) then you are in



### IMPORTANT PAYMENT INFORMATION

Please utilize the app folio portal to pay your annual dues of \$100, it is so easy to add your bank account or a credit card securely and the app allows you to communicate with us, check your ledger and update any homeowner or tenant information. If you would like us to send a link to activate the portal please email: [accounting@first-commercial.com](mailto:accounting@first-commercial.com).



### ANIMAL CONTROL

The dog situation has gotten totally out of control! We get multiple calls per week regarding animals. Unfortunately the city has been called numerous times and has started taking action because the Walnut Creek community cannot control roaming animals or are allowing animals to be off leash, dogs/cats peeing in neighbors flower beds, constant barking resulting in disturbing the peace.

violation of the covenants (and city law).

- No boats, semi trucks, motor homes, campers, trailers, construction equipment, trailer mounted equipment or any inoperable vehicles will be allowed on streets or front driveways. No vehicles are to park in yards at any time.
- Back yards are not to be used for junk and trash. Overgrown grass is not allowed as they attract rodents and can become a safety issue. Back yards are to be maintained to the same standards as the front.

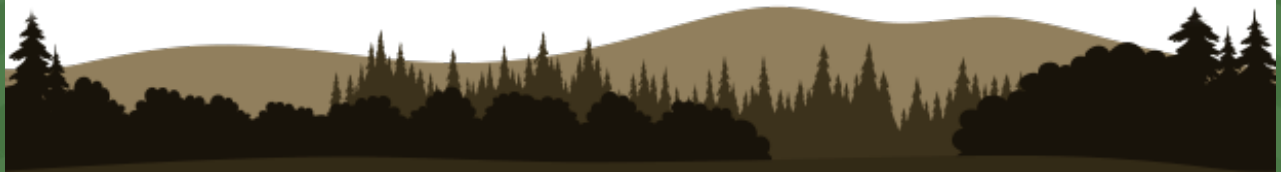
Unfortunately, when we do not get a response from the offender after we have reached out with phone calls, violation letters and in person visits the only other options are to fine Homeowners and/or go to the City, as most of the rules that are in violation of covenants are also in violation of city law or ordinances.

Please call 311 to report roaming or off leash dogs, backyards that are overgrown, swimming pools not being used and have standing water, multiple cars piled up on the street or coming and going, junk piling in yard or exposed backyard. It can be reported anonymously!



If you have any questions,

comments or concerns, feel free to contact us at [walnutcreek@first-commercial.com](mailto:walnutcreek@first-commercial.com), call us at 918-481-8882 or send us a text through the AppFolio portal. We welcome your suggestions or input and want to hear from you! Or if you are selling or renting your home, please reach out and we will add it to your website, [walnutcreektulsa.com](http://walnutcreektulsa.com). The website is a useful tool as you can get your governing documents, see homes that have sold in your neighborhood, find past newsletters and other great community information.



First Commercial Association Services  
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