



# WELCOME TO STEEPLECHASE!

Broken Arrow OK 74014 [basteeplechasehoa.com](http://basteeplechasehoa.com)

**Dear new neighbors,**

On behalf of the entire community here at Steeplechase, we extend a warm welcome to each of you! We are thrilled to have you join our neighborhood and look forward to getting to know you better.

Steeplechase is more than just a place to live; it's a vibrant community where neighbors come together to support one another and create lasting friendships. Whether you enjoy Broken Arrow's beautiful parks, community events, or simply relaxing in the serene surroundings, there's something here for everyone. As you settle into your new home, please don't hesitate to reach out if you have any questions or need assistance. Our neighborhood is known for its friendly atmosphere, and we are here to help make your transition as smooth as possible. We encourage you to join us in making Steeplechase an even better place to live. We have a strong sense of pride in our community, and your presence enriches it further.

Once again, welcome to Steeplechase! We're excited to have you as part of our community and look forward to creating wonderful memories together.

**Warm Regards,**

**Steeplechase Homeowners Association**

## **STEEPLE CHASE HOMEOWNERS' ASSOCIATION BYLAWS**

### **PREAMBLE**

Steeple Chase Homeowners' Association is an organization formed for the purpose of providing an organizational unit to meet the requirements and needs of the Homeowners of the Steeple Chase Addition.

### **ARTICLE I – MEMBERSHIP**

1. Membership in Steeple Chase Homeowners' Association is mandatory for all residents of Steeple Chase I and Steeple Chase II Additions of Wagoner County. Official membership and voting privileges shall be granted to said members only upon the payment of annual dues.
2. The membership shall hold all rights and authority not otherwise assigned by these bylaws. Each household is entitled to two (2) adult votes on all matters to be decided by membership vote. All other obligations and privileges of membership shall be afforded equally to all eligible persons comma the objective of Steeple Chase Homeowners' Association being the involvement of as many people as possible in the processes and decisions of the corporation.
3. Members have the right to participate in any discussion of issues at any board meetings, neighborhood meetings, or special meetings.
4. All members have an equal right to elective office in the Association.

### **ARTICLE II- MEETINGS**

1. An annual meeting shall be held during the month of May for the purpose of electing officers and for transacting any business that may be necessary. The existing officers shall specify the date, time and location of said annual meeting and provide membership adequate notice thereof.
2. Meetings of the board of directors shall be held on a date agreed upon by the current board period all meetings are open to the members of the Association.
3. Special, general membership or board meetings may be called by the President or upon the request of a majority of the board.
4. The Association shall follow a meeting procedure based on a printed agenda.

### **ARTICLE III- BOARD OF DIRECTORS**

1. The Governing Authority of Steeple Chase Homeowners' Association shall be a Board of Directors of not more than seven (7) members consisting of three (3) directors and four (4) officers.

2. The Board shall on all matters remain accountable to the membership, at whose pleasure they serve. Among the responsibilities of the Board shall be the following: To set long range goals and objectives; To safeguard and improve the physical and financial assets of the corporation; To ensure the legality of the corporation's activities; To develop and approve annual budgets and set annual dues in an amount to be voted upon by the membership.

3. The officers of Steeple Chase Homeowners' Association shall be President, Vice President, Treasurer and Secretary. The President shall preside over all meetings of the Board of Director and general membership meetings. In the event the President is unable to so preside, the Vice President shall preside over said meetings. The Officers and Directors shall be elected at the annual meeting in May and will take office immediately following the results of the election.

4. Both the President's and Treasurer's signature will be required on Association Checks. The President and Treasurer may expend funds approved by the Board. All monies spent must be approved by at least four (4) of the seven (7) Board Members.

5. If the office of President becomes vacant, the Vice President shall become President. Vacancies of any other office shall be filled by anyone nominated and then approved by the board, with this nominee completing the term of the vacant office.

6. Any Officer or Director failing to attend three (3) consecutive meetings may be removed by a majority vote of the Board.

#### ARTICLE IV- ELECTION OF OFFICERS AND DIRECTORS

1. The Board will appoint a nominating committee of at least five (5) members. This committee shall be responsible for accepting nominations from the membership and presenting them to the membership for a vote, tallying the ballots, and announcing the winners.

2. Nominees must be in good standing with the Association.

3. Officers and Directors shall serve a one (1) year term or until their successors are elected. There is no limit to the number of terms an Officer or Director can be elected to hold.

4. Only one Officer or Director per household at any one time.

5. The person receiving the most votes shall be elected to that office.

#### Article V- VOTING

1. All voting on Association issues shall be by written ballot.

2. Household in good standings with the Association shall have two (2) adult votes.
3. Voting may be done by a signed statement presented to any Board member before the vote.

#### ARTICLE VI- AMENDMENTS

These bylaws may be altered or repealed, or new bylaws adopted by a majority vote of the membership attending any annual or special meeting after notice to the membership setting forth the purpose of the meeting.

#### ARTICLE VII- COMMITTEES

The Board of Directors shall establish committees as the need arises, and said committees shall be responsible for making regular reports to the Board of Directors.

#### ARTICLE VIII- CORPORATE STATUS

Steeple Chase Homeowners' Association, A corporation, shall be operated as a nonprofit corporation under the laws of the State of Oklahoma.

**Typed up June 29, 2024**

CERTIFICATION OF DEDICATION  
FOR  
STEEPLECHASE

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Baron Construction Company, An Oklahoma Corporation, being the sole owner of the following described land in the County of Wagoner, State of Oklahoma to wit:

Being the N/2 of the SW/4 of Section 19, T19N, R15E, Wagoner County, Oklahoma, and being more particularly described as follows:

Commencing at the Southwest corner of said Section 19 (also being the centerline intersection of E 41<sup>st</sup> Street S and S 193<sup>rd</sup> E Ave); Thence, N 00°-07'-37" E, a distance of 1322.84 feet along the west section line of Section 19 to the point of beginning; THENCE, N 00°-07'-37" E, 1322.84 feet along the west section of the Section 19 to a point, THENCE, N 89°-57'-47" E, 2588.63 feet along the E-W ¼ section line to the center of said Section 19, THENCE, S 00°-03'-26" W, 1323.67 feet along the N-S ¼ section line to a point, THENCE, S 89°-58'-53" W, 2590.24 feet to the point of beginning and containing 78.661 acres of land less a 60-foot right of way along S. 193<sup>rd</sup> E. Ave.

This has caused the above described land to be surveyed, staked, platted, and subdivided into lots, blocks, and streets, and have designated the same as "Steeplechase", in addition in Wagoner County, Oklahoma.

NOW THEREFORE, the undersigned hereby dedicate for public use all the streets as shown on said plat and do hereby guarantee the title to all of the land covered by said streets, and for the purpose of provided an orderly development of the above described real estate and in order to provided adequate restrictive covenants for the mutual benefit of themselves and their successors in title to subdivisions of said land (hereinafter referred to as lots) the undersigned hereby impose the following restrictions and reservations and create the following easements which shall be binding upon them, their successors and assigns.

THESE covenants are to run with land and shall be binding on all parties and all persons claiming under them until June 1st, 2008, at which time said covenants shall be extended for successive periods of 10 years, unless by vote of a majority of the then owners of the lots it has agreed to change said covenants in whole or in part. If the parties here too, or their successors entitled to subdivisions of said land shall violate or attempt to violate any of the said covenants therein, shall be lawful for any other person or persons owning any property situated in said development to prosecute any proceedings at law or in equity against the parties or person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other

dues such violations. Invalidation of any of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

- A. All lots in Addition shall be known as residential lots, and shall be used for residential purposes only.
- B. No building shall be located nearer to the front lot line, nor nearer to the side street line than the building lines shown on the recorded plat; and in any event, no building shall be located nearer than five (5) feet to any side lot line.
- C. ~~No business, trade, or activity shall be carried on upon any residential lot.~~ No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or a nuisance to the neighborhood.
- D. No dwelling shall be erected or placed on any residential lot which has an area of less than 1000 square feet excluding open porches and garages.
- E. All dwellings shall contain at least an enclosed two (2) car attached garage.
- F. No fences shall be installed on the front portion of any lot in the addition between the front lot line and the building set back line and no fence on any residential lot shall be more than six (6) feet in height.
- G. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in this addition shall be at any time used as a residence, either temporarily or permanently, nor shall structure of a temporary nature of character be used as a residence.
- H. No structure previously used shall be moved on to any lot in this addition.
- I. No animals, including fowls, shall be raised, bred or kept on any lot at any time, except that not more than two of any common household pet parentheses (which are not used, bread, or maintained for any commercial purpose) may be kept. All household pets must be kept fenced or tied up.
- J. Easements for installation and maintenance of utilities and drainage facilities are dedicated as shown on the recorded plat, within these easements, no structure shall be placed or permitted to remain which make damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage area of each lot and all improvements in it shall be maintained continuously by the owner of the lot except for those improvements for which a public authority, association of property owners, or utility is responsible. Owners also grant rights of ingress and egress to said easements.
- K. In connection with the installation of underground electric service comma all lots are subject to the following provisions, to-wit:
  - 1) Overhead pole lines for the supply of electric service may be located along the North and East lines and along the West line of Lot 1 through Lot 13, Blk, 10 of the addition. Street light poles or standards may be served by underground cable and elsewhere throughout said addition all supply lines shall be located underground, in the easement ways

reserved for general utility services and streets, shown on the attached plat. Service pedestals and transformers, as such of supply at secondary voltages, may also be located in said easement-ways.

- 2) Underground service cables to all houses which may be located on all lots in said addition may run from the nearest service pedestal or transformer to the point of usage determined by the location and construction of such house as may be located upon each said lot; provided that upon the installation of such a service cable to a particular house, the supplier of electric service or telephone service shall thereafter be deemed to have a definitive, permanent, effective and exclusive right of way amusement on said lot, covering a five-foot strip extending 2.5 feet on each side of such service cable, extending from the service pedestal or transformer to the service entrance on said house.
  - 3) The supplier of electric or telephone service, through its proper agents and employees, shall at all times have rights of access to all such easement ways shown on said plat, or provided for in this deed of dedication for purpose of installing, maintaining, removing or replacing, any portion of said underground facilities so installed by it.
  - 4) The owner of each lot shall be responsible for the protection of the underground facilities located on his property and shall prevent the alternation of grade or any construction activity which may interfere with said facilities. Repairs or cost of relocation, required by violation of this covenant, shall be paid for by owner of lot. The foregoing covenants shall be enforceable by the supplier of electric service, and the owner of each lot agrees to be bound hereby.
- L. No vehicular ingress or egress shall be permitted over and across any property designated on the above plat at "Limits of No Access", provided, however, that the points of access may be released, changed or altered by a replat thereof.

# THINGS TO KNOW

## The 2025-26 Elected Board of Directors

**President:** Amanda Frerichs

**Vice President:** Jillian Vafeas

**Secretary:** Gabby Hood

**Treasurer:** Kayla Cunningham

**Webmaster:** Marilyn Boyce

**Director:** Amy Barker

**Director:** Cassie D'Alonzo

**Director:** Bill Ward

## Trash Services

City of BA picks up Thursdays  
CARDS & AAA Waste Management  
picks up Wednesdays  
C&H picks up Tuesdays & Fridays



To pay your dues, please use the following address or drop it off  
at the mailbox at the entrance:

**STEEPLECHASE HOMEOWNERS ASSOCIATION**

**19360 E 37<sup>th</sup> St S Broken Arrow, OK 74014**

**Please direct all questions to: [hoaboardsteeplechase@gmail.com](mailto:hoaboardsteeplechase@gmail.com)**

Annual Meetings occur every May. Watch for  
signs at the entrance for date and time  
forthcoming. Join us to get involved or sit  
back and learn more about your new  
neighborhood!



**Find us on Social Media:** 'Steeplechase HOA Broken Arrow'

**Join as a member on our website:** [basteepchasehoa.com](http://basteepchasehoa.com)



2025-2026  
*Steeplechase*

## Neighborhood Business Directory

This section is to give our neighbors easier access when searching for a trusted neighborhood partner to use. Get to know the businesses that help support our Steeplechase families!

### ARTS + CRAFTS

#### The Cassa Shop

(918) 314-4660

thecassashop@gmail.com

thecassashop.etsy.com

### AUTO DETAILING

#### Topnotch Quick Wash

(918) 586-2554

topnotchbranden@gmail.com

### BABYSITTING/PETSITTING/HOUSESITTING

#### Ruby Hammons - Babysitting

(918) 998-6050

### BEAUTY + COSMETICS

#### Mary Kay Independent Beauty

##### Consultant - Jane York

marykay.com/jyork2

janeyorkmk@gmail.com

### CATERING AND EVENT SPACE

#### Bello Charcuterie & Bello Boardroom

(918) 322-1129

christine824@gmail.com

### EDUCATION + TUTORING

#### Epic Charter Schools - Amy Barker, Educator

(918) 558-4980

meetthebarkers@cox.net

### FINANCIAL SERVICES

#### Caleb Hood Financial

(918) 200-3932

caleb.hood@okstate.edu

#### Fourquare Insurance Inc.

Jennifer Lockett

918-292-8888 x412

jlroute66@gmail.com

### HOME DESIGN/RENOVATION

#### Studio Cassa

(918) 764-8501

info@studio-cassa.com

www.studio-cassa.com

### MARKETING

#### WestSky Studio

(918) 619-5353

connect@westsky.studio

<https://westsky.studio/>

### LANDSCAPING/LAWN MAINTENANCE

#### RC Lawn Care

(918) 693-0704

ryandcody@gmail.com

#### Life & Limb, LLC

(918) 527-9942

lifelimblc@gmail.com

### MENTAL HEALTH + GRIEF SUPPORT

#### Angelica's Ministry

(918) 313-5304

lorenasalas4327@gmail.com

### PLUMBING

#### 1st Call Plumbing

(918) 381-9065

1stcallplumbing@cox.net

### ROOFING + CONSTRUCTION

#### All Performance Roofing

(918) 520-8957

performancerroofingtulsa@gmail.com

#### Ball Construction

(918) 237-1211

ryan@ballconstructionsvc.com

#### D'Works Construction & Remodeling

(918) 574-5507

dworksconstructionok@gmail.com

### VIRTUAL ONLINE ASSISTANCE

#### ODAA Virtual Solutions Agency

(918) 568-7168

lorabrown@odaavirtualassistant.com

#### Code Collaborators

(918) 308-9734

brendon@codecollaborators.com

## STEEPLECHASE BROKEN ARROW

# Helpful Numbers

POLICE NON-EMERGENCY	(918) 259-8400
FIRE NON-EMERGENCY	(918) 259-8360
CRIME STOPPERS	(918) 596-2677
CITIZEN'S ACTION CENTER	(918) 258-3587
ANIMAL CONTROL/SHELTER	(918) 259-8311
WATER (RWD#4)	(918) 258-2331
CITY SOLID WASTE & RECYCLING	(918) 259-6570
WATER HOOKUPS, SANITARY/SEWER, STREET MAINTENANCE OR WATER LINES	(918) 258-3587
BUILDING PERMITS	(918) 259-2411
CODE ENFORCEMENT	(918) 259-2411
LICENSES & PERMITS	(918) 259-2411
CALL OKIE	1 (800) 522-6543
PARKS & RECREATION	(918) 259-7007 EX. 7440
DOMESTIC VIOLENCE INTERVENTION SERVICES (24/7)	(918) 7HELPME (918) 743-5763
SCHOOL RESOURCE OFFICER	(918) 451-8204
VICTIMS OF CRIME ADVOCATE	(918) 451-8200 EX. 1507
CRISIS TEXT LINE	TEXT 'CONNECT' TO 741741

# Steeplechase

## HOA Newsletter

### Letter from the Board

Dear Neighbors,

At the annual HOA meeting in May, homeowners in attendance voted to approve an increase in annual dues to address rising costs and recent unexpected expenses.

- Effective May 1, 2026: Dues will increase to \$100/year.
- Effective May 1, 2027: Dues will increase to \$120/year.

This change is necessary due to the RWD#4 disaster at the front entrance which depleted our reserve funds, and the continued rise in costs for maintenance, materials, and insurance. Rebuilding our reserves is essential to keeping our community safe and well-maintained. Please email us and reach out if you have any questions. The minutes from the annual meeting and all board meetings can also be found on our website.

#### Recent Accomplishments

- New board members were voted in at the annual meeting in May as well as a dues increase by all neighbors present
- Installed a permanent mailbox at the front entrance. New address can be found below.
- Secured holiday lighting to help prevent future theft. Board members helped set up and take down patriotic decor.
- Removed 3 trees that were damaged during storm season

#### Next Goals...

- Procure a dumpster for after the garage sale (2<sup>nd</sup> weekend in September)
- Continue positive neighborhood morale and open communication with HOA board members
- Placing 8 liens on homes for dues unpaid, bringing us to a total of 16 liens.
- Talk to Wagoner County as Tulsa County has stated they will no longer be mowing our ditches.



Find our Social  
Media page here  
**"Steeplechase HOA  
Broken Arrow"**

#### Contact Us:

**Website:** [basteepplechasehoa.com](http://basteepplechasehoa.com)

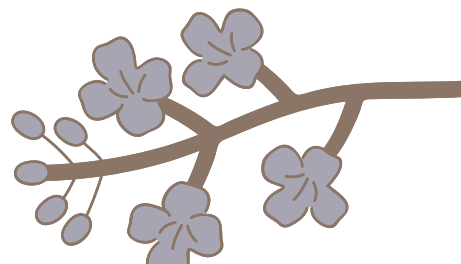
**Email:** [hoaboardsteeplechase@gmail.com](mailto:hoaboardsteeplechase@gmail.com)

**Mailing Address:**  
Steeplechase HOA  
19360 E 37th St S  
Broken Arrow OK 74014

#### **Social Media:**

 [www.facebook.com/groups/steeplechaseba](https://www.facebook.com/groups/steeplechaseba)

A recipe from your neighbor!



Submit your recipe to share  
with our neighbors here:  
hoaboardsteeplechase@gmail.com

## Lemonade By The Pitcher

6 ½ cups water  
1 ½ cups freshly squeezed lemon juice  
(approximately 12 lemons)  
2 cups Splenda Granulated Sweetener

1. Rinse lemons under water
2. Cut lemons in half and juice- remove seeds but keep pulp if desired
3. Place all ingredients in a pitcher
4. Stir to combine and dissolve Splenda
5. Serve over ice and ENJOY!
6. For extra flavor add cut up fruit or garden-grown herbs like mint, rosemary and lavender!



## Steeplechase Summer

O	E	T	A	S	G	N	I	N	E	D	R	A	G
L	R	E	O	L	O	T	F	H	A	S	R	G	S
N	S	R	G	T	O	E	S	R	A	A	T	A	W
D	A	N	R	B	E	O	R	A	I	O	R	N	E
R	L	G	R	I	L	L	P	N	O	C	E	O	A
A	F	I	R	E	W	O	R	K	S	A	L	I	T
Y	A	E	R	U	T	N	E	V	D	A	A	T	A
K	L	S	H	O	R	T	S	N	D	A	X	A	S
C	O	U	T	D	O	O	R	S	T	S	Y	C	S
A	N	A	C	I	B	U	A	A	F	T	C	A	E
B	U	E	F	I	R	E	F	L	Y	O	O	V	A
T	A	Y	B	S	S	T	S	R	R	R	D	V	S
S	S	L	D	A	O	R	R	O	I	M	A	C	O
S	E	M	A	G	R	R	S	I	S	S	R	H	N

GARDENING  
RAIN  
OUTDOORS  
GRILL  
POOL  
FIREWORKS  
STORMS  
RELAX  
SHORTS  
SWEAT  
BACKYARD  
FIREFLY  
ADVENTURE  
SEASON  
GAMES  
VACATION

### NEIGHBORHOOD GARAGE SALE DATES:

2nd weekend of April + 2nd weekend of September



Next Garage Sale:

Saturday, September 13, 2025



Are you interested in joining our  
board next year??

We'd love to have you!

Place this document in the mailbox at the  
front to include your name on the ballot.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Board Position(s): \_\_\_\_\_

### NEIGHBORLY ACTS OF KINDNESS

The board would like to acknowledge **Sean English**  
for serving free hotdogs and hamburgers in May  
while his company was repairing a neighbor's roof.  
Thank you for your kindness and generosity, it  
doesn't go unnoticed.

Please submit Acts of Kindness for acknowledgment to:  
[hoaboardsteeplechase@gmail.com](mailto:hoaboardsteeplechase@gmail.com)

### Our Website

For copies of our bylaws, news &  
events, financials, or board  
meeting minutes, visit:  
<https://basteepchasehoa.com>

### Your 2025-26 HOA Board Members

**President:** Amanda Frerichs  
**Vice President:** Jillian Vafeas  
**Secretary:** Gabby Hood  
**Treasurer:** Kayla Cunningham  
**Director:** Amy Barker  
**Director:** Cassie D'Alonzo  
**Director:** Bill Ward  
**Webmaster:** Marilyn Boyce

