

Bailey Ranch COMMUNITY

JUL-DEC 2026

A Biannual Newsletter for Sawgrass Park and Bailey Ranch Estate Residents

2026 OFFICERS

President / Joe Bruey
hoapresident2021@yahoo.com

Vice President / Paul Daniel
brehoavicepresident@gmail.com

Treasurer / Winnie Miller
918-272-7540

Secretary / Pat Smith
918-376-1901

Office Manager
Susan McWilliams
918-376-1901

Committees

Architectural / Keith Deakins
bailey ranchhoa@yahoo.com

Clubhouse / Misti Scheib
785-917-0256

Key Cards / Susan McWilliams
bailey ranchhoa@yahoo.com

Landscape / Joe Bruey
918-376-1901

Newsletter / Garry Townsley
Co-Chair/ Dee Ellis
918-376-1901

Pool / Hopp In Pools
918-376-1901

Safety / Sharon Mitchell
918-376-1901

To contact any officer or
committee chairman, call
the clubhouse at:

918-376-1901

Our clubhouse address:
10307 N 116th E Ct

Clubhouse
Reservation Packet:



Bailey Ranch Estates Home Owners Association, Inc.
P.O.Box 952 | Owasso, OK 74055-0952

President's Remarks

Hello, everyone! I hope you all are doing well. Weatherwise, this has been a wild spring and early summer and I hope none of you have had any damage from flooding or high winds.

We have several new residents in our neighborhood. Welcome! I hope to meet you soon. You may not know that we have two playgrounds, three catch-and-release ponds, and a pool, and we also have a remodeled clubhouse that can be rented by the hour.

Not much has been going on around the neighborhood and, in my opinion, that is a very good thing.

The pool has been running well this season with few problems. If you happen to run into an issue at the pool, clubhouse, or at any of the playgrounds, please let me know. Just call the office or send me a message at **hoapresident2021@yahoo.com**. I will be happy to look into it for you.

There are a couple of items I would like to touch on.

First — motorized bikes and scooters. There have been many complaints about kids almost running over people who are walking on the sidewalks. People who are walking on the sidewalks have the right of way.

Second — Yard signs with advertisements.

These are not permitted per the covenants. You may have one lease/home for sale sign, a sign advertising your kids' school, OR a political sign. Only one sign per yard is permitted. Also, signs that contractors leave in your yard are not permitted after the job is completed.

Good news! For the third year in a row, we will not be raising the HOA dues. This should make all of us very happy.

Unfortunately, there are a few people in our neighborhood who feel they don't need to pay their dues. This is a serious problem, and as I see it, these people are stealing from all of us. These accounts have been turned over to our HOA attorney for collection.

Bailey Ranch/Sawgrass at Bailey Ranch Estates is one of the best neighborhoods in the city of Owasso and has one of the lowest dues considering all the amenities we have.

If you have any questions or concerns, please feel free to contact me. My email address is included in this newsletter.

Thank you,

Joe Bruey
HOA President

General News

Next BREHOA Meeting

The next HOA meeting for Sawgrass and Bailey Ranch is on **Tuesday, October 13**, at **7 p.m.** Board Elections will be held.

HOA Block Party

Our neighborhood block party will be on **Saturday, September 12**, from **12 p.m. to 5 p.m.** Details will be posted on our website closer to the event date.

Fall Neighborhood Garage Sale

Sawgrass Park and Bailey Ranch Estates will be having its Fall Garage Sale on **Saturday, October 10**, from **8 a.m. to 3 p.m.**—rain or shine. Mark your calendars and start gathering all those items to sell.

Christmas Party

Our neighborhood will host a **Cocoa and Claus Children's Christmas Party** on **Friday, December 11**, from **6 p.m. to 8 p.m.**

Christmas Lights Contest

Photos of top displays will be collected and posted for a **community vote** on our facebook page. Homeowners whose homes aren't photographed can submit their own photo for consideration in the comments of the facebook post we make. **Lights need to be up by December 12th to enter.**

HOA Dues

Showing up in all Bailey Ranch & Sawgrass mailboxes in **December** will be the **2027 Annual Dues letter**. Please make it a priority to pay your dues as soon as possible. **They are due by January 31st.** The dues for 2027 are **\$266**. If you need to make payment arrangements, you can call **Winnie Miller- Treasurer at 918-272-7540**. The dues are used to take care of costs for maintenance and upkeep of our neighborhood. *Payments may also be made on **Square.com** for those who wish to pay by debit or credit card. Please note that*

(over, please)

Events to Remember

Pool Closing

• September 8

HOA Block Party

• September 12

Fall Garage Sale

• October 10

HOA Meeting

• October 13

Christmas Party

• December 11

Christmas Lights Contest

• December 12

Square adds on an additional fee to your payment.

Clubhouse Rental

If you are planning to rent the clubhouse, please call early to make your reservation. The clubhouse has a refrigerator, microwave, and stove for your use along with 8 tables and 48 chairs. The rental fee is \$20 per hour with a minimum of three hours (\$60). The cleaning deposit to rent the clubhouse is \$75. This deposit check will not be processed if the homeowner renting the clubhouse cleans it up after the party as required on the Check-Out List. Call *Misti Scheib* at **785-917-0256** to make reservations.

Keycards

If you need a new keycard, replace lost keycards (\$25 fee), or activate your old keycard, ***please use the online form*** before emailing or calling the Office Manager. Here is the link to the online keycard form: **baileyranchhoa.com/pool_keycard_request_20.html**, and the email is: **baileyranchhoa@yahoo.com**

Meetings for keycards are held once a week.

Also, please use your keycard responsibly and advise your children of the proper use of the keycard. We want everyone to be able to enjoy the pool season (please see pool information below for details).

POOL INFORMATION

Pool Address: 10307 N 116th E Ct

- **Pool Hours: Tuesday thru Sunday / 10 am to 10 pm**
(Closed on Monday for cleaning and maintenance)
- **Pool and clubhouse are under 24 hour surveillance**
- **We will be closing the pool at 9 pm on Sundays after school reopens beginning Sunday, August 16**
- **Pool Closes for the season September 8**

Parents of children:

Please make sure your babies and toddlers wear proper swimming attire at the pools (i.e. children who are not potty trained need to use diapers made for swimming). If a child has an accident (**feces specifically**) in the pool, by law, we must shut down the pool until maintenance can shock and treat the water. Please be considerate of others. Thank you.

Things to remember...

- **Your keycard will not be activated if dues are not paid.**
- No one under the age of 14 is allowed in the pool or pool area without being accompanied by a responsible adult who is 18 years of age or older.
- There is NO consumption of alcohol or food in the pool area.
- No one is allowed in pool area after 10 PM. If you get locked in, please use your cell phone OR the emergency phone to call an HOA Board Member to let you out. Please do not jump the fence — this can damage the fence and may cause injury.
- Above all, please follow the posted pool rules. They are there for everyone's safety. Failure to comply with these rules will result in the deactivation of your keycard. If your card is deactivated, you must attend the next BREHOA meeting to present your case before the Board for consideration of reactivating your card.

Reminder to Our Neighborhood Residents

- All dogs must be on a leash if out of a fenced yard. Owasso has a leash ordinance and there is a fine for not following this ordinance. Owners must pick up after their dogs and dispose of its waste properly. Please do not leave it in neighbors' yards or in the common areas. **Also, please be considerate of your neighbors if your dog is outside and barking after 10 PM.**
- The playgrounds in Sawgrass have curfews from **dusk until 9**

AM. Please remind your children and teenagers of this curfew.

- Trash carts should be left at the curb for no more than 24 hours. Also, trash carts are not allowed to be stored on porches or driveways, and all refuse needs to be in bags inside the trash cart per City of Owasso.
- Parking at the clubhouse is only for those using the clubhouse, the pool, fishing the ponds, or doing maintenance at the clubhouse or pool. Do not double park or block driveways or mailboxes. There is very limited parking, so we ask you to walk, bicycle, or carpool when possible.
- All residents are to park their vehicle or vehicles in the garage or on the

driveway and avoid parking in the street. Parking in the street produces unsafe conditions and inhibits ease of travel through the neighborhood. It is a violation of our covenants and legal action may be taken if necessary.

- If you have any questions for the HOA, please call the office at 918-376-1901 and leave your name and phone number OR you can **email** (*which is best and preferred*): **baileyranchhoa@yahoo.com**. The office manager will contact you as soon as possible.

Residents found breaking the covenants may have their keycards deactivated.

Stay Current in the Neighborhood

————— **baileyranchestateshoa.com**

Stay in touch with the HOA by looking for us on **Facebook**, our **Website**, and the **printed newsletter**—three great ways to stay up on all the activities, alerts, and any other info that may be pertinent to the neighborhood.

PLEASE REMEMBER: If you have any questions for the HOA, call the office at **918-376-1901** and leave your name and phone number OR you can **email** (*which is best and preferred*): **baileyranchhoa@yahoo.com**. The office manager will contact you as soon as possible.