

Timeline Review 2004-Current

- Prior to **2004** the Declarant's were responsible for any improvements to the Commons. The Amenities Committee "Amenities" was not as formally structured as today.
- **2004.** "Amenities" was officially organized and recognized by the Board. They were tasked with organizing and implementing a long term plan for the Common property.
- During 2004, the committee hired a consultant to facilitate the process. Three community meetings were held for discussion and organizing ideas. The consultant took these ideas and formed three basic proposals for the members to vote on. The proposals were put to a membership vote. The one selected passed by a requisite 2/3d's vote of 66 – 30. This became our AHHA Master Plan. The fundamental premise of the Master Plan, as stated in the plan, is to act as a functioning guideline for the foreseeable future. As such, it was never intended to be a ridged blueprint, rather a group of basic suggestions to be followed. For example, the Shelter was included in the plan, but its actual location and size was a "best case scenario", if and when it should happen.
- **2005.** The Amenities Committee begins to implement the Master Plan. The paths, bridge purchase, pumps, benches and a pond consultant were some of the projects. The Board selected the playground equipment and managed its installation.
- **2006.** Amenities adopt a Mission Statement. This statement aligns the committee with the Master Plan language and serves as direction for future committee members. Native pond plants, and some native northwest plants are planted; bridge is installed (doc. #1).
- **2007.** Amenities landscapes around the bridge and the benches. The committee pursues an in depth knowledge and understanding of the pond. Several professionals, the city works, and the ODFW as well as web research and textbook reading are part of the process (doc. #2). Amenities works with the Maintenance committee for a Tree planting and sustainability plan, which is mapped out for the entire Commons. As the committee learns and progresses, recommendations are sent to the Board (doc. #3). On May 31st, in an effort to help educate, keep transparency with the HOA, and attract members, Amenities holds an information kiosk in the Commons (doc. #4).
- **2008.** Amenities assume some maintenance responsibilities. In addition to the fall plantings, the committee also submits a request to install a waterline infrastructure item. Once approved, Amenities manages the process until completion.
- **2009.** The committee researches, then requests and is approved to install an earthen berm at the basketball court. Later, the berm is partially landscaped. Research and approval was also requested to landscape the stairway from Shelokum to Chee Chee Ct. The Amenities Committee also submits to the Board a working draft of a reserve study for the common property (doc. #5). From a prior Amenities recommendation, the Board authorizes and installs two additional aerators in the large pond.

- **2010.** Amenities add additional native and ornamental plants around both ponds, including the large vine maples. Additional playground equipment is installed by the Board. At a suggestion of the Board discussions begin with Amenities regarding research into adding a neighborhood identity sign.
- **2011.** Amenities organize into “point” persons, with a member designated as lead on a specific project. An example is the neighborhood sign: Point persons were Dwight Berning and Jenny Rogers. The sign is approved and installed. Landscaping is completed around the sign: Point persons: Jenny, Teresa & Mike Schwingel.
Point persons are established for Maintenance items also, such as the annual pump servicing: Jack Conner.
Amenities assume several more maintenance responsibilities.

Committee Involvement with Maintenance.

- Early in **2008**, the Maintenance Committee, prior to disbanding, met with Amenities and requested some maintenance items be temporarily managed by Amenities. The Amenities Committee agreed to assist with specific issues for the rest of the 2008 year (doc. #6).
- Over the last 3 years, the maintenance of the Common property has not had a consistent working direction. The Amenities Committee has attempted to help with these tasks. However, one result is the attention of the committee is refocused in several directions, resulting in a less effective Amenities Committee.
- The Amenities Committee, having worked on many maintenance items, understand the need for the committee to continue to work on specific maintenance issues with whoever is responsible for that maintenance of the Commons. An example of this would be the monthly pond water measurements.