

**Abiqua Heights Homeowners Ballot -- Proposed Master Plan**  
Please vote on the enclosed official ballot.

The proposed master plan can only be adopted by the affirmative vote of not less than two-thirds (2/3) of all Class A members, so it's very important that you vote (Article VII, Section 2). Ballots will be counted by a member of the board and by another owner who is not a board or committee member.

**Proposed Master Plan:** Please review attached master plan drawing.  
A **Yes** vote means you support AHHA adopting the proposed master plan.  
A **No** vote means you do not support AHHA adopting the proposed master plan.

The ballot which is enclosed will be a secret ballot. *Please be sure to carefully follow these instructions so that we can ensure a fair election process.*

1. Place your completed ballot in the smaller envelope. This is a blank envelope so that there will be no way to identify whose ballot is enclosed when the ballots are counted. Only the ballot goes into the small envelope. Retain all other materials for your records.
2. Place the smaller envelope (containing the completed ballot) inside the larger envelope. This envelope MUST be signed by a voting member and your lot number must be on it.
3. Mail your completed ballot to Abiqua Heights Homeowners Association, PO Box 461, Silverton, OR 97381 by Thursday, February 10th so that it will be received by February 14<sup>th</sup>. It may be hand-delivered to any Board member by Monday February 14<sup>th</sup>. Ballots will be counted on February 15<sup>th</sup>.

### **Background**

Abiqua Heights residents were invited to help guide the future of the Abiqua Heights Open Space through the development of a master plan. The Amenities Committee enlisted a landscape architect to develop a Master Plan, based in large part on the wishes of the Abiqua Heights community. This process included three neighborhood meetings, two draft plans and facilitation of a variety of perspectives. This effort resulted in the attached proposed Master Plan.

### **What is a Master Plan?**

It will serve as the guiding plan for future amenities. The plan details and addresses near-term amenities as well as long range plans to insure that they are compatible. It will eliminate the need to debate and seek approval for each improvement. It will protect open space and serve as a tool to capture the desires of existing homeowners. It will serve as a clear communication tool for future homeowners. It will guide actions for both current and future AHHA board of directors and amenity committees.

### **What your vote means?**

Voting **YES**, means you support AHHA adopting the proposed master plan. This allows the association to make improvements to the commons grounds over time as illustrated on the plan. Funding for this plan would come from the annual homeowner dues. Once the plan is adopted, individual improvements (paths, shelter, etc.) would not require a future vote.

Voting NO, means you do not support AHHA adopting the proposed master plan. This means that future improvements to the common grounds would require a ballot and vote for each individual improvement (paths, shelter, etc.). No improvements could be made at this time.

### Supportive Information

#### Master Plan Phasing

It is the intent of the current board to implement the plan in phases corresponding to our income balance generated by homeowner dues minus association expenses. Improvements and construction will begin from the pond and work out, with priority being given to aeration of the pond and any hardscaping and structures that require heavy equipment or other activity that would not be done after final grading or reseeded of the lawn.

We have been offered a loan from Dan Kerr through Resource Funding, Inc. in the amount of \$50,000 for 6 ½ years. The interest will be 0% for 2005 and 2006, 5% in 2007, 6% in 2008 and 7% in 2009 and beyond, until paid. This loan combined with the current loan for the commons area can be paid with our current income – no increase in dues. In the future, as other Phases of Abiqua Heights are completed and sold, additional income will be generated and used to continue implementation of the Master Plan.

*Thank You – The AHHA Board and Amenities Committee would like to thank everyone for their continued participation in the development of the proposed master plan. If you have any questions regarding the plan or this ballot please do not hesitate to contact us.*

Ed Hegerberg – 873-3328 <sup>270</sup>~~720~~ Tillicum Drive ←  
Dwight Berning – 873-0497 660 Shelokum Drive  
Joan Gudehus – 873-1912 680 Shelokum Drive

Abiqua Heights  
Open Space Master Plan Preliminary Construction Cost Estimate

1/4/05

Item	Quantity	Units	Cost per unit	Total	Notes
Lawn	240,650	s.f.	\$0.50	\$120,325	Topdress, thatch, reseed
Irrigation	90,550	s.f.	\$1	\$90,550	
Trees:					
large	7	each	\$375	\$2,625	2" cal.
small	48	each	\$200	\$9,600	1" cal.
Shrubs/Perennials	1,933	each	\$18	\$34,794	23,700 s.f.
Pathways	17,730	s.f.	\$0.70	\$12,411	Decomposed granite
Benches	10	each	\$464	\$4,644	Parkforms - Victor Stanley, Homestead series - model 8
Foot bridge	1	each	\$9,330	\$9,330	Cedar Forest Products - Laminated wood bridge, 6'x20'
Shelter: structure only	1	each	\$9,450	\$9,450	Cedar Forest Products - Low pitch beam shelter, 24'x28'
Shelter flatwork	900	s.f.	\$1.50	\$1,350	Concrete
Shelter improvements	1	each	\$8,000	\$8,000	stonework on columns, etc.
Shelter BBQ / fireplace	1	each	\$13,500	\$13,500	natural local stone
Picnic tables	6	each	\$734	\$4,406	Parkforms - Victor Stanley, Homestead series - ST-5
Deck	525	s.f.	\$30	\$15,750	
X Basketball court	1,550	s.f.	\$1	\$1,550	Concrete
Basketball site work	1	each	\$4,500	\$4,500	stone retaining wall, grading
X Basketball hoop/stripping	1	each	\$850	\$850	
Play structure	1	each	\$16,554	\$16,554	Timber Form - model 4669
X Play structure area	2,475	s.f.	\$0.56	\$1,386	Woodchips, 6" deep
4 Horseshoe pit	1	each	\$1,500	\$1,500	
Springs	2	each	\$18,000	\$36,000	pumps, grading, rockwork
Sandy area	5,500	s.f.	\$0.70	\$3,850	Includes: sand, drainage tiles
Island	1	each	\$4,000	\$4,000	500 s.f.
<b>Total</b>				<b>\$406,925</b>	