

January - February Newsletter

The Board, the Neighborhood, and the CC&Rs

The goal of the *CC&Rs* is to protect, preserve, and enhance property values in the community. Some in the neighborhood believe the rules are draconian and far too restrictive, while others want the strictest interpretation of each and every word. By comparison to many other HOA communities the *CC&Rs* in Abiqua Heights are minimal.

It is the Board's responsibility to enforce the regulations that govern the community. Boards in the past and the current Board have not and are not interested in policing the neighborhood. Generally, the community has been able to self-police with only an occasional need for Board action. Recently the Board has received multiple emails with regards to infractions in the community. The Board has started to address the issue by contacting homeowners not in compliance. Most of the messages received by the Board concern the placement of trash containers, pets without supervision, and parked vehicles.

Trash containers are to be kept out of sight except for the period of time necessary for trash pickup. The Board is not concerned with the occasional trash container out while in use but rather the permanent storage of trash containers in front of houses or garages. Members will be notified if non-compliance continues.

Pets are not allowed to wander the neighborhood. If your dog (or cat) is allowed to roam free and leave your property, chances are he or she is leaving their calling card in someone else's yard. Cleaning up after another's pet is particularly distasteful, so please take care of your four-legged friends. The Board is not too concerned with the infrequent escape by a pet, but rather the disregard for neighbors by making their yard a location for waste disposal by roaming pets.

Parked vehicles are another area the Board has been contacted with concerns. Parking a car on the street is not an HOA issue and the Board wants to emphasize that point. However, parking a vehicle on the street for more than 72 continuous hours violates Silverton city ordinance and the local police have jurisdiction. The Board asks the members to avoid using the streets of the community as a parking lot for unused vehicles. Trailers and RVs are a different issue. Trailers and RVs are to be parked in the community for a maximum of 24 hours for loading and unloading purposes only.

There are a significant number of new residents in the community and the Board wants everyone to be aware that it has received concerns about compliance with the rules that govern the community. The

overwhelming numbers of members are in compliance as most of the issues mentioned above are simply an extension of being a good neighbor.

The ARC

The last ARC meeting included the resignation of the chair of the ARC, Carol Anderson. Carol has been a member of the ARC for many years, the chair of the committee for several years and the host of many, many meetings at her home. The Board and the community want to thank Carol for her long and dedicated service to the community.

The ARC has had a substantial turnover of members in the last couple of years and the committee needs some new volunteers. Most of the heavy lifting of the ARC is done as there are less than a handful of vacant lots that will need oversight when building commences. Most of the issues going forward will deal with landscaping changes or small construction projects. ARC meetings are almost always less than an hour and many times less than thirty minutes. Please consider contributing to the community by becoming a member of the ARC.

Once again, thank you Carol.

Open Board Position

The Board has received interest from a couple of members of the community to fill the open position. More than likely the Board will decide to fill the position at the February meeting so if you have an interest please contact a Board member as soon as possible.

Upgrading the Play Area in the Commons

The Board has asked the Amenities Committee to make recommendations for upgrading the play area in the open area of the Commons. Holes and ruts are so prevalent that much of the area is barely useable for outdoor games. There are a number of youth soccer coaches in the neighborhood and the Board would like to solicit some input from you that might be helpful in making the area more suitable for play. If you would like to have some input please contact any member of the Board or the Amenities Committee.

2018

It won't be long until the days get longer and warmer. Take some time to visit the Commons as it is at its very best before the weather gets too warm. The community should know that DeSantis Landscapes has been contracted for 2018 to perform maintenance in the Commons. The feedback from the community was very positive regarding their work in 2017. After all the work and cost to excavate the pond the Board has contracted with Earthworks to maintain water quality and manage aquatic vegetation. Until the

rainy season ends and the water in the pond warms the long term impact of last year's excavation is still an unknown and the Board wanted experts involved. More fish will be added to the pond if the water quality warrants.

Dues

The AHHA has received about half of the members' dues for 2018. Please remember to pay your dues before late fees are accrued. Late fees of \$40.00 will be charged on payments received or postmarked after March 1, 2018. If you have misplaced your dues statement please email, board@abiquaheights.com and ask for another dues notice. Dues are \$357.00 for the year, less than a dollar a day!