

WEST HILL WINDS

Find us on the web

The board has recently purchased a domain name to serve as the home of our new website:

<http://www.whehoa.com/>

You'll be able to find information about the association, minutes from board meetings, CC&R's and more.

Have you got a question about West Hill Estates?

Are you curious about things going on in our subdivision?

Do you have questions about issues that impact West Hill Estates?

If you are wondering about something, chances are others in our community are curious about the same thing, so do us all a favor and send in your questions.

Email your questions to whehoa503@gmail.com

Questions received by the 1st of July will be answered in the next newsletter.



A Word From The Board President

Dear neighbors,

I would like to bring the following three points to your attention.

1. We have an annual meeting scheduled for Thursday, June 9th at 7:00 PM. The location of the meeting is West Salem Roth. There should be signs to guide you to the correct meeting room. We have 5 vacancies to fill. Please try to attend and cast your vote.

2. The second topic is related to the cost of the maintenance of the common area. For the 2014-15 fiscal year, we have the followings costs:

- o Water: \$4322
- o Landscape maintenance: \$11,495
- o Landscape supplies: \$423
- o Backflow testing: \$120

The total cost is \$16,360. I believe that you agree with me that the lawn in the common area does not look attractive in summer. This may be attributed to the insufficient watering. Hence, we are spending a good amount of our funds for a very little return. There are also water conservancy and environmental factors to consider. Would it be more meaningful to gradually phase-out the lawn and replace them with beautiful native shrubs? That is just one idea. The current Board of Directors would like to hear from you regarding this topic.

3. The final point is related to the neighborly relationships.

Spring is here!

Warm weather is in full swing which means it's time to do those spring cleaning projects we put off during the winter months. While our homes are well constructed, unfortunately none are maintenance free.

With that in mind, many of our homes and property need some TLC. Fences require repair and staining, bushes need trimming, landscape beds and yards need weeding, porches need pressure washing, and so forth.

Undoubtedly, this is a beautiful neighborhood and we all should do our part in maintaining it to the highest of standards.

Without your efforts, it'll become just another old neighborhood...fallen into disrepair like so many others that can be seen after a decade or so of existence.

Let's prevent that from happening!

It is completely understandable that as neighbors, we might have different, sometimes opposing points of view. However, let us try to find a middle way when we are confronted with conflicts. The first step should not be seeking litigation. Most of the times, conflicts can be resolved via neighborly consultations. As you may know, there was a lawsuit brought against the Association and seven homeowners by one homeowner. Even though, that homeowner eventually dropped the lawsuit, the total cost was in excess of \$17,000. From that amount, the Association had to pay \$10,000 (your money) and the rest was paid by HOA's insurance. I am confident that the homeowner had to pay around the same amount to their attorney. That does not seem a very efficient use of anyone's funds.

Thank you for your attention to these points and I hope to see you at the annual meeting.

Hamid Behmard

WHEHA President & Architectural Control Committee Chair

Making changes to the Exterior of your house?

Dear neighbors,

Just a reminder that if you are planning to improve the outside of your home with projects such as painting or construction, please contact the Architectural Control Committee to obtain a form to be attached with your plans or paint colors swatches for approval. Please do not start a project unless you have received a written approval for your project. Also note that according to the CC&R, the ACC (Architectural Control Committee) may take up to 30 days to make a decision. However, many projects are reviewed in a short time (7 days or so) and a decision is communicated. Please plan accordingly. For questions or submission of your project's approval form and supporting documents, please contact Hamid Behmard at shishpir@gmail.com.

Thank you.

Hamid Behmard

WHEHA President & Architectural Control Committee Chair

THANK YOU! for making West Hill Estates a great place to live

We are fortunate to live in such a beautiful part of this country and state. A big part of what makes this subdivision so great, is the efforts each of you take in maintaining your property, which is not always easy or convenient. Maintaining curb appeal, market values and livability in West Hill Estates is the primary purpose of the subdivision's Covenants, Conditions and Restrictions (CC&R's). Compliance to CC&R's requires ongoing maintenance of our common areas and individual homeowner's properties.

The volunteer board members would like to encourage each resident to take the next 30 days to assess the condition of their landscaping, hedges, fences, exterior paint and stain, roofing, driveways and sidewalks in relationship to the West Hill Estates CC&R's outlined in your home's specific phase of the subdivision. If and where necessary, please take this opportunity to remedy any condition that may be viewed as non-compliant to the standards and requirements outlined in the CC&R's.

Starting on July 1st, the HOA Board members will be conducting CC&R compliance assessments of each phase of the subdivision in an effort to uphold the compliance standards and requirements outlined in the CC&R's. In the event the Board observes any deviation from the standards and requirements, it will provide a Notice of the violation to the occupant of the premise, and prescribe a reasonable timeframe in which the violation needs to be corrected and verified as being in compliance with West Hill Estates CC&R's and Policy Resolutions.

In addition to Landscaping and Exterior maintenance, consider the following list of observations and issues that have been reported, at a growing rate, by homeowners to the HOA board. If any of these may apply to you, please take the appropriate and necessary corrective actions to ensure compliance and harmony within the community and avoid any possible fees that may be associated to rules enforcement.

- Animals: Dogs/Cats permitted or untended upon the streets or upon premises of other occupants of the subdivision. In some cases, damaging property or plants.
- Screening: Improper screening from public street view: trailers, boats, recreational vehicles, trash/garbage, or other waste. These items should be properly stored behind approved screening structures, like fences or garages.

Thank you in advance for doing your part in preserving the curb appeal, market value and livability of West Hill Estates. We recognize it takes effort to keep your properties well-kept, and we appreciate all of the individual and collective efforts being put forth.