



Newsletter of the
West Hill Estates
Homeowners' Association
P.O. Box 5892
Salem, OR 97304

Message from the HOA President

No question we are in the middle of a very wet spell, with rainfall 20" above normal since last October. Soggy lawns and flowerbeds have definitely delayed this year's spring yard work and cleanup following a hard-hitting winter with multiple snow/freeze events. Let's hope the silver lining is that the bitter cold did a number on the slug and snail populations. That would be great, as many homeowners had to fight a bumper crop of those voracious pests in 2016.

The last newsletter noted the 2016-17 Board's five main areas of concentration or objectives for WHE: (1) Increase the cohesiveness and effectiveness of the WHEHA board; (2) Improve and maintain the appearance of WHE common area properties; (3) Create a more functional means of communicating with homeowners; (4) Improve homeowner compliance with CC&Rs; and (5) Continue to manage WHEHA funds (your HOA dues assessment) responsibly and judiciously. We continue to work on all of them.

Before discussing some of the details in many of those areas, my number one request is that YOU as a fellow homeowner consider volunteering to serve **your** neighborhood on the WHEHA Board. We currently have seven (7) homeowners serving as directors on the Board. Many of those have served more than one 3-year term. Our By-Laws state the board shall consist of no less than six (6) members and no more than ten (10) members. Two of the current members' terms will end the end of June 2017 – **so we need at least two new volunteers but would love to have more.** The Board meets monthly for two hours at a home within WHE. No previous HOA or Board experience is necessary -- Just a desire to help keep WHE one of the premier neighborhoods in Salem. If you have any interest in serving or have questions as to what that would entail, please contact me or any other Board member. Election of new board members will take place during the Annual Meeting on June 8th at Roth's Conference Center on Wallace Road. **PLEASE GIVE THIS REQUEST CAREFUL CONSIDERATION.** The board and our neighborhood need your help.

I will also make two additional appeals for you all to get involved. First, plan to attend a WHEHA Board meeting. They are conveniently held at 7:00 – 9:00 PM and scheduled meetings are posted on our web page at <http://WHEHOA.com> You are welcome to give comment or just listen. Second, please attend the Annual Meeting on June 8th at 7:00 PM at Roth's and have a cup of coffee with the Board. Both are great opportunities to learn more about what's happening around you and the management of WHE.

Sincerely,

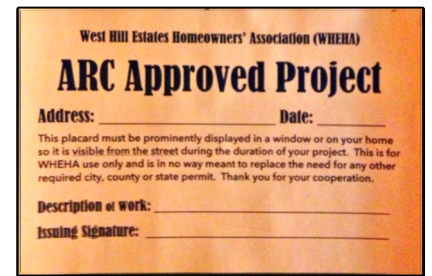
Terry L. Witt

2016-17 President

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CONSIDERING A PROJECT THIS YEAR?

A new wrinkle has been added to the process of obtaining prior approval for any EXTERIOR project on your property from the Architectural Review Committee (ARC). The form is available for download from the WHE website. Please note that if any paint or stain is to be applied (even if the same color) you must submit a color sample for approval. Once a project has been approved you will be sent a 5.5" by 8.5" bright orange placard. Place it in a window or on the front of your home facing the street when the work is started and maintain the posting until the project has been completed. This will assist the board in determining if a project has been submitted and approved. If a board member sees work being conducted without this notice being posted, one can expect to be contacted by the ARC chair and may be required to suspend work until an ARC form is submitted and approved.



NEIGHBORLY DOG ETIQUETTE



We all love dogs, especially well behaved ones. With summer's warm weather right around the corner, dog owners need to practice some common courtesies when it comes to your neighbors. Control your dog's barking. Be especially aware of barking if you put your dog out in the yard when you will not present to hear if they bark. Instruct baby- or dog-sitters to listen and immediately stop barking when it starts. Remember some neighbors work afternoon or night shifts and need to sleep during daylight hours. Another neighbor courtesy is to pick up after your dog when walking "Fido" around WHE. It is quite disturbing to be cutting your grass or playing in the yard only to stumble across a pile of dog poop. This is a "GIFT" that "keeps on giving" in the worst way!

IS THE GRASS ALWAYS GREENER ON THE OTHER SIDE OF THE STREET?

Well, it doesn't have to be if you start your lawn care now in the spring. Fertilizing your grass now and at least once again in the early summer will make your lawn green and thick. As the weather gets warmer, increase the height of your mower (or tell your lawn maintenance guys to raise theirs) to minimize evaporation of limited water and help choke out competing weeds. Spring aeration and dethatching will also make grass healthier and less prone to disease. Also during summer, please remember that the CC&R standard for grass in WHE is "green and healthy" not brown and weedy. So please give your lawn adequate water when the weather is dry. In spite of what some may claim, it is NOT acceptable to let your grass go dormant in our WHE neighborhood. Check out the article on maintaining a green lawn on our website.

One additional landscaping point, not all "barking" is bad. In fact maintaining your planting areas weed-free and adequately covered with bark or other acceptable ground cover is a requirement. If you put down bark one to two inches thick, you may only need a slight surface raking to make things look fresh and new again.

TRAFFIC CONTROLS ARE KEY TO CHILDREN'S SAFETY

Throughout WHE there is a posted 25 miles per hour speed limit, bike lanes and stop signs that **MUST** be observed. We are getting increased reports of speeding and running of stop signs in the neighborhood. PLEASE keep your speed at or below 25 MPH and if you have sons or daughters of driving age, reiterate the need to obey all traffic rules. If you see speeders, you are encouraged to report the car's license plate to the police.



DOES YOUR LANDSCAPE AND HOUSE PASS MUSTER? If you have been in the military then you know what that means -- “do you pass inspection?” Now is the time to get busy cleaning up the yard and replacing dead or dying bushes and plants. With several hard freezes this past season, it is likely that some may see evidence of winter kill. Pruning off damaged portions will also ward off plant infections.

Many are also considering if maintenance of their home or fence is needed. Whether things need repair, replacement or just a fresh coat of paint or stain, now is a good time to do an inventory and start a “to-do” list and schedule. Remember that most of these exterior projects will require completion of an ARC form and approval before starting the work. As the person responsible for Architectural Review and approval in WHE, Terry Witt would like to thank all those who have complied with the approval requirement. During this fiscal year to date -- beginning July 1, 2016 – we have had 32 homeowners submit request forms. That is a great improvement over past year-to-date numbers. As more folks become aware of this requirement, the board expects those numbers will continue to rise.

As you may recall, the last newsletter went into detail regarding progress in getting the neighborhood to a reasonable level of compliance with CC&Rs. Nearly one hundred and fifty (150) properties were cited for incidents of non-compliance (most dealing with landscaping, hedges or fences) of which about 1/3 were closed. These incidents were a combination of homeowner filed complaints and those noted during board drive-around inspections. The board is hopeful that there will be significantly fewer violations observed during upcoming drive-arounds in the months to come.

<u>2016-17 Board of Directors</u>	
Terry Witt	President; ARC Chair
Scott Gilbert	Vice President; Website design
Blair Grames	Treasurer
Chuck Strauss	Secretary
Spencer Wintersteen	CC&R Chair
Lorre Euen	Common Property Chair
Hamid Behmard	Newsletter

BOARD PLANNING COMMON PROPERTY UPGRADES

Many residents have commented about the poor condition of West Hill Estates’ common property at our neighborhood entrances and along Orchard Heights Road. These areas are the gateways into and first impression of WHE and their visual appeal is important. Since some have not be rejuvenated since their original creation over twenty years ago, it is now time. Plans are underway to seek professional help in redesigning these spaces to improve appearance, ease of maintenance and reduce irrigation costs. As this can be a costly endeavor, the board anticipates the needed improvement project will be spaced out over two to three years to spread the fiscal impact. As more information becomes available regarding design, scheduling and costs, we will communicate those details with you in upcoming newsletters.

[http://: whehoa.com](http://whehoa.com) A GREAT TWO-WAY COMMUNICATIONS TOOL

The WHEHA website is getting more and more use as it is continually upgraded to provide new information and useful features. One that is seeing increased use is the “Contact” feature that allows homeowners to send a comment or question directly to the WHEHA board. These email contacts are monitored daily and forwarded to the appropriate Board director for a rapid response to the homeowner. Other features include: board and meeting schedules; copies of the By-Laws and CC&Rs; information articles; past newsletters; and the ARC application form. Your suggestions are always welcomed.

West Hill Estates Homeowners' Association
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Salem, OR 97304

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SUMMER MEANS BOAT AND CAMPER USE

One issue that always seems to come up in the summer is regulations regarding the parking of boats, trailers and RVs in homeowner's driveways. The CC&Rs clearly state that *"All boats, trailers, recreational vehicles, equipment, campers and the like must be parked off the streets of the subdivision, and must be screened from the streets and adjoining lands."* Parking in a garage or screened by a six foot (6') fence or hedge is considered adequate for compliance. The Board also realizes that there may be a need to temporarily park such vehicles in a driveway for the purpose of preparing it for use or cleaning it after use. This has been interpreted to mean no more than 3 days. It does not mean that one is allowed to repeatedly park such a vehicle in the driveway for several days between frequent uses. Regulations regarding parking of such vehicles on City streets are subject to enforcement of rules and ticketing by the Salem Public Works Department or Police. This is another issue where we ask you to be good neighbors.

BE AWARE OF SUSPICIOUS NEIGHBORHOOD ACTIVITY

Good neighbors also look out for one another. Keep an eye on your property but also that of your neighbor's as well – especially if you know they are not home during the day or on a trip. There have been a few house and vehicle break-ins within WHE as well as vandalism. If you need to park a car in the driveway overnight, make sure it is locked and under a house light. Open garage doors are also an "open invitation" for thieves on the prowl and even school students passing through our neighborhood. Another area of increased concern to keep an eye out for those who follow UPS or FedEx trucks looking for a quick snatch from a porch as soon as a package is dropped off. If you have ordered an item on line and expect it to be delivered while you are away, consider asking a neighbor across the street to keep an eye out for delivery truck. **A word of caution:** if you see a suspicious person or activity taking place – call the police. Do **NOT** try to take enforcement matters into your own hands.