

Newsletter of the West Hill Estates Homeowners' Association

P.O. Box 5892 * Salem, OR 97304 * <http://WHEHOA.com>

Message from the HOA President

IMPORTANT: This newsletter is shorter than normal, but contains some very important information that we need to communicate in a timely manner to all Homeowners/Occupants in West Hill Estates.

First, please note the 2017 Annual Homeowners' Meeting notice below. All homeowner members are encouraged to attend the meeting and share a cup of coffee with the current Board directors and neighbors. New Board of Director members will be elected to fill at least two vacancies. We will also have officer's reports on the past fiscal year's operations (July 1, 2016 to June 30, 2017) and discussions on the upcoming budget needs for 2017-2018. We will listen to your comments and answer questions to the best of our ability.

Second, we will need to replace at least two of the current seven directors for 2017-18. All directors must be HOMEOWNERS in West Hill Estates, so we need **YOUR** involvement now. Remember this is **YOUR** association that governs **YOUR** neighborhood and protects **YOUR** property values and **YOUR** way of life. Being a director does not require previous HOA or board experience, nor is it a burdensome time commitment. What it does require is a homeowner with good common sense who has a desire to keep West Hill Estates the premium subdivision we all love – and is willing to volunteer a few hours a month to help make it happen.

If you think you MIGHT be interested but would like to know more about what the job entails, **PLEASE** join us at the May 18th Board meeting at 7:00 P.M. The meeting will be held in a homeowner residence at 1675 Ashland Court NW. This is the perfect non-commitment opportunity to see if volunteering could be for you. Contact me by email or phone if you have a question. We hope to see several new faces on the 18th.

Lastly, July 1 will start another fiscal year for the HOA. Unfortunately, we still have twenty-four homeowners who are delinquent in payment for 2016-17 or previous years. Ten owe more than \$300, which can result in a lien being filed against their property. If you are delinquent, you will be receiving another invoice soon for your over-due balance. If you dispute the validity of the balance due, you must submit a written appeal, stating your case and you will be scheduled to meet with the Board for a review. Further delay of payment will only result in additional fee penalties being added to your balance. One further reminder - annual HOA assessments for **2017-18** will be mailed out around July 1, 2017 and are due no later than September 30, 2017. Making your payment on time reduces our paperwork, time and costs. We thank you in advance.

Terry L. Witt

2016-17 President

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WHEHA ANNUAL MEMBERSHIP MEETING

Thursday, June 8, 2017 at 7:00 P.M.

Roth's Conference Center * Wallace Road * West Salem

West Hill Estates Homeowners' Association

P.O. Box 5892

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2017-18 Annual HOA Assessment Fee Increase

The Annual Assessment Fee invoice you will receive in July will be \$150, an increase of \$30 over last year's amount. While we understand any increase will be unpopular, this increase has been deemed necessary to carry out the Board's duties and responsibilities to WHE property owners. There are several critical things we need to accomplish in the coming year that will require additional funds. Some of these items include: (1) Revitalizing all of the common areas to meet our landscaping standards, including new ground cover, pressure washing WHE entrance retainer and signage walls; (2) Begin a multi-year, renovation/redesign project of common property landscaping to upgrade appearance and reduce watering costs; (3) Pay for increases in HOA operating expenses and monthly common grounds maintenance; (4) Develop/implement HOA management software and database; (5) Contribution of some reserves to maintain a modest Legal Defense Fund balance.

One should note that WHEHA fees are very low compared to other neighborhood associations in our area. The Board does its best to prudently manage the funds that we do receive to maximize the benefit of each dollar received. We do **not** build a large contingency factor into our budgets, nor amass a huge, undedicated reserve. We will discuss these 2017-18 budget needs at the Annual Meeting and hope to receive your input. A final budget will be adopted by the WHEHA Board at the June 22 board meeting. A copy of the finalized budget will be included with your invoice statement mailed in July 2017.

Questions about Parking "Commercial Vehicles"

Several have asked about CC&R policy on parking a commercial vehicle in a WHE driveway. Rules Enforcement Policy and Procedures adopted in 2003 states in part: "No occupant of property within the subdivision shall park, nor permit to be parked, any commercial vehicle...upon property, including streets, in the subdivision." In 2008 the policy on what was considered "commercial" was further clarified: "As used in the CC&R 'commercial vehicles' shall be interpreted as meaning any vehicle, regardless of size, make or model, including pick-ups, panel and passenger vans, and passenger automobiles, which a reasonable person would consider to be, in whole or part, for use in or for a trade, service or business, due to its appearance and/or configuration." A key factor in making a determination based on "appearance" is if the vehicle bears "a commercial license or commercial signs or commercial advertising." All such vehicles are considered to be "commercial" and need to be parked off the drive and in a garage or screened from the view from the street, as is the policy for RVs.