

West Hill Winds

September 2016



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

Message from the HOA President

Greetings from the WHEHA Board of Directors for 2016-17, elected by homeowners at the June Annual Meeting. The seven volunteer members started their term on July 1, 2016. As the new acting President, and on behalf of the newly elected Board of Directors, I have outlined 5 main objectives for the next 12 months.

- a) Increase the cohesiveness and effectiveness of the Board to better serve all in our neighborhood.
- b) Improve and maintain the appearance of WHE common property.
- c) Create a more functional means of communicating with you the homeowner.
- d) Improve homeowner compliance with CC&Rs.
- e) Be fiscally responsible with the funds (HOA dues) you have entrusted us to manage.

As a community of 319 homes, I believe WHE is one of the premier neighborhoods in the Salem area -- beautiful, high quality homes within walking distance to great schools. With your help, we can maintain the appearance, property value and livability of the place we call home.

An improved website (<http://www.whehoa.com>) is now operational and is intended to serve as a primary tool for information and two-way communications. The site contains: copies of the five CC&Rs covering all ten phases; a printable Architectural Review Committee (ARC) form; a list of Board members and their responsibilities; meeting schedules; newsletters; and other helpful topics. Since the website will be updated on a regular basis, I encourage each of you to visit the site often. It also has an e-mail "Contact" feature that allows you submit questions or comments that will be forwarded to the appropriate Board member for response.

In the spirit of maintaining continuity and harmony throughout the neighborhood as it pertains to CC&R compliance, the Board has committed to conducting periodic "drive-arounds" to assess property appearance and homeowner compliance with current CC&R's. Since July 1st, we have Resolved 12 Incidents, and as of Sept 1st, we have 185 Open/Reported incidents that we are actively looking into. With Phase #1 dwellings now at the 20-year mark, it is realistic to expect some properties will need re-landscaping, yard-maintenance, home repair or exterior finishes (paint) touched up or redone. Remember that before you start such a project, an ARC application form must be submitted and approved.

If you drive around the neighborhood, it is apparent that many properties are in dire need of adding or refreshing bark in bedding areas, attention to weeds and rehab of brown grass. Remember it is a requirement that lawns in WHE be kept green, healthy, and weed-free. That means proper irrigation and fertilization are needed at a minimum. Unless there is an official drought declared for Salem, it is not an option to stop watering your grass and let it "brown-out" during hot spells. OSU Extension has a great publication on maintaining a healthy lawn in western Oregon. You can find a download link on the WHEHOA website mentioned above. I would love to meet and get to know each of you personally, as impractical as that might be. But please don't let that stop you from contacting us. We also invite you to attend our monthly Board meetings open to all homeowners. Use the "Open Comment" period at the beginning and end of the meeting to express your thoughts. Your input and participation is critical in making **the** WHEHA **your** association...and a great place to live.

Sincerely,

Terry L. Witt, WHEHA President 2016-17

LANDSCAPING STANDARDS AND MINIMUM REQUIREMENTS

In accordance with the Rules and Regulations Interpretation, Implementation and Enforcement of West Hill Estates Subdivision's Covenants, Conditions and Restrictions the standards for landscaping and maintenance of grounds are provided below.

- **Landscaping Design:** All Lots shall be landscaped in a manner that is harmonious and compatible with the overall landscaping policy as noted herein.
(**IMPORTANT NOTE:** All designs or changes must be submitted to the West Hill Estates Architectural Review Committee (ARC) for review and approval before any project can be started. The ARC application can be downloaded from the HOA website: www.whehoa.com)

Landscaping Maintenance: Each Owner shall maintain the landscaping and yard area in an attractive appearance and free from weeds, insects, and diseases. Each Owner shall provide for the timely replacement of grass, lost plant life and bark dust, and trimming and pruning of plant material to prevent an overgrown look. Lawns will be sufficiently watered and fertilized as to maintain them in a healthy, green condition during normal growing seasons.

MINIMUM LANDSCAPING REQUIREMENTS

All front and side yard areas shall be planted with one of more of the following: deciduous or conifer trees and shrubs, ground cover, ornamental grass, turf grass, annual and perennial bedding plants. All exposed yard areas shall, at a minimum, be covered with bark mulch or similar material. Mounding of planting beds and lawn areas will be permitted if graded so as to blend with adjacent property and/or landscaping. Special care shall be taken to insure proper surface drainage to eliminate casual water pockets, so as not to infringe on neighboring property. Extensive areas of sparsely planted shrub beds covered with bark dust or similar materials will not be permitted in front yards or in front and side yards on corner lots

- **Vacant Lots:** All vacant lots and lots with partially constructed improvements shall be kept clear of any construction debris. Weeds and grass shall be kept mowed and not allowed to grow to a height of more than ten (10) inches.
- **Yard Ornamentation:** Ornamental features such as statuary, decorative flags, door wreaths and fountains will be in good taste and complement the homes architecture. Seasonal holiday decorations will be promptly removed after the holiday.
- **Trees:** Trees will meet the height standards in the CC&R. Fallen tree leaves will be routinely raked and removed. The height standards may vary from phase to phase, and in some circumstances, trees may be considered as City Trees by definition and are subject to City of Salem ordinances. Careful review of your specific phase in the neighborhood and city ordinances may be in order.

Link to City OF Salem Tree FAQ:

<http://www.cityofsalem.net/Residents/Parks/UrbanForestry/Documents/TreeFAQ.pdf>

- **Sidewalks & Driveways:** All sidewalk and driveways will be maintained in good condition, clear of overgrown shrubbery, and free of weeds. Any deteriorated areas will be repaired. Walk and driveway areas will be swept and cleared of dirt and trash including the curb and gutter area.
- **Play and Sports Equipment:** No play or sports equipment will be permanently installed in front yards or on driveways. If installed in side or back yards, play and sports equipment must be screened from public view at ground level from the street and adjacent property. Non-permanent basketball backboards in good condition may be placed on driveways as long as their use does not unduly interfere with or damage adjacent property. All recreational swimming or wading pools must be screened from view from ground level of the street and adjacent property.
- **Equipment Storage:** All garden or maintenance equipment and/or toys, when not in use, must be stored in such a way that they are screened from public view from ground level of the street or adjacent property.

Board of Directors

West Hill Estates Homeowner's Association
P.O. Box 5892, Salem, OR 97304

Find us on the web at

www.whehoa.com . The website is up and running and continually updated to help homeowners find information that they might find useful.

What's New on whehoa.com?

- P.O. Box mailing address
- Link to WHE on Facebook™

Find us on Facebook™

In the search field, type in: 'West Hill Estates Home Owners Association'

Want to receive information faster? (Updates? Newsletters?)

A helpful action by homeowners to further reduce our costs and increase efficiency is to share their current contact email address.

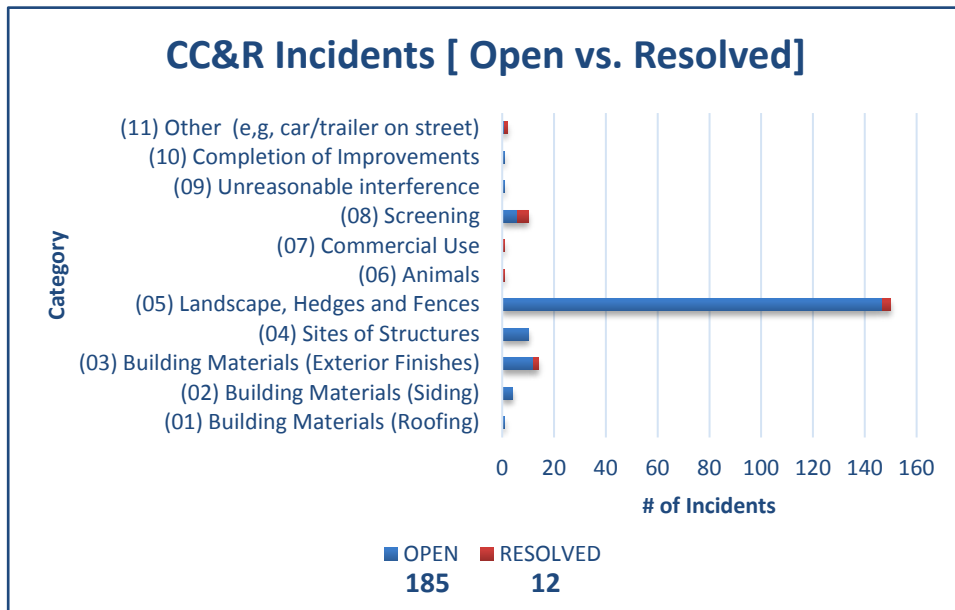
Use the [contact form](#) on the website and submit

1. Full Name
2. Primary email address
3. Property address

CC&R Compliance: What is the current state of the neighborhood?

As indicated earlier in the HOA President's message, the new Board of Directors is conducting ongoing assessments of properties with regards to compliance to CC&R's. The last drive-around assessment was done end of Aug.

Results as of Sept 1, 2016



As you can see, the '(05) Landscaping, Hedges, and Fences' category has the highest number of incidents for CC&R non-compliance. The top two sub-categories are brown/dead grass and exposed dirt from insufficient approved ground cover, such as bark-dust or crushed rock.

Need Help Maintaining a Green and Healthy Lawn?

If you are struggling to keep your grass green, please visit our website www.whehoa.com for additional information, recommendations and key points intended to help you maintain your grass in the required "green and healthy" condition.

Topics include...

- **IRRIGATION:** When and how much can make a big difference.
- **GRASS HEIGHT:** One size cutting height does not fit all seasons.
- **FERTILIZATION:** In Oregon, proper fertilization is essential (Spring & Fall).
- **AERATION and DETHATCHING:** Gets needed moisture & nutrients to roots.

Note to Homeowners: The Board continues to receive numerous complaints about WHE properties that are not maintaining their grassed and barked areas. If you are one of the owners in non-compliance, be advised that the new WHEHA Board is increasing scrutiny of property conditions and will ramp up sending warning letters and violation fines to those who continue to be non-compliant with CC&Rs. Your continued help and support are needed and appreciated.

The CC&R Compliance Committee is seeking Volunteers

If you are interested in actively contributing to this committee, please contact us at whehoa503@gmail.com and let the Board know as soon as possible. First meeting is intended to be held before October 1st.

ARC approval required for exterior work

Some necessary regulations have been incorporated into the Association's Covenants, Conditions, and Restrictions (CC&R's) to protect the harmony, tranquility and property values in our community. It is your obligation to comply with all such requirements for collective benefit of our residential community.

As a reminder to all homeowners, the Architectural Review Committee (ARC) must approve any exterior improvement work (i.e. Exterior renovations/additions, **house painting**, decks, porches, fences, new sheds/structures, new concrete, major landscape projects, yard renovations, satellite dishes, etc.) prior to commencement of that work.

Here is a brief summary of what you need to do:

- **Application:** Complete an ARC application – can be downloaded at <http://www.whehoa.com>
- **Description of the project(s):** Include a complete description of the materials to be used and the finished dimensions. Also include a color description and sample if your project includes painting/staining.
- **Site Plan:** This includes but is not limited to: location of project(s) on the property with dimensions and distances from other items on the Lot and required setbacks from property lines.
- **Submit:** Mail or email the completed application, along with any additional required items, to the ARC Chairperson, WHEHA, P.O. Box 5892, Salem OR 97304 thirty (30) days prior to beginning your project.
- **Decision:** ARC will do its best to review complete applications and respond in a timely manner so as not to impede the desired start date of your project.

If you have any questions as to whether your project needs ARC approval, please send an email using the "CONTACT" feature on our website <http://www.whehoa.com>. You will receive a prompt response from the ARC Chair answering any questions you may have.

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[Recipient]

Address Line 1

Address Line 2

Address Line 3

Address Line 4