

Newsletter of the West Hill Estates Homeowners Association

P.O. Box 5892 * Salem, OR 97304 * www.WHEHOA.com

MESSAGE FROM THE PRESIDENT

Greetings Neighbors,

We have experienced recent challenges with communications to our Board. We rely on the "Contact Form" on our WHEHOA.COM website. The contact form is supposed to forward all entries to several Board members so they may respond in a timely manner to you. The form has been sending a reply confirming we received your entry, but sometimes does not actually forward your email to our inbox. Because of website provider difficulties, we are looking into using a different website provider. Until then, please send e-mails to *****email address removed for web publication*****.

If you are receiving this Newsletter by US Mail, please consider sending us your e-mail so future HOA Newsletters and other HOA business may be done via e-mail. Please send it to *****email address removed for web publication***** including your name(s) and address. Your e-mail address will be used only for HOA communication purposes.

We have one opening on the Board to fill. We currently have six of seven members. Also, we are seeking interest in someone interested to be on our Welcoming Committee. You don't need to be a Board member to volunteer for this service to our community. Please e-mail me at *****email address removed for web publication***** with your interest.

Happy Holidays,
Greg Malkasian, President 2023-2024

CC&R NEWS YOU CAN USE:

Yard Care and Maintenance Tips for Fall and Winter

We are well into fall now, and leaves are coming down thick and fast. Please remember to be a good neighbor and keep leaves raked/swept/blown clean every one to two weeks. Also, check any street drains adjacent to your property—the most common cause of street and sidewalk flooding is leaf-blocked drains.

Over this past summer, our HOA has been actively encouraging residents to keep sidewalk-bordering shrubs and trees properly trimmed so that they do not grow onto the sidewalk or interfere with pedestrian headroom. (We like to see tree branches trimmed to a height of seven feet off the sidewalk.) Now that winter is just around the corner, the growing season is virtually over. But bare branches in the winter become longer and heavier once the spring growing season gets underway, and need monitoring to ensure they are not impeding streets or sidewalks.

This is not just a matter of having a well-tended garden and yard but is also a safety issue. Kids and the elderly are particularly vulnerable to falls due to low-hanging branches or other overgrown foliage. Homeowner associations report that when untrimmed foliage has caused

serious falls, the homeowner can face a lawsuit for negligence and damages (and so can the HOA if it does not enforce the relevant CCRs). So, please do your part to keep the neighborhood safe and looking good!

Sidewalk Maintenance

It may surprise you to learn that virtually all the sidewalks in West Hill Estates are required to be maintained by the homeowner—not the City of Salem! Although badly cracked or uneven sidewalks are rare in our HOA, from time-to-time one or two have been encountered and homeowners notified of their obligation to have them fixed.

A related issue is erosion affecting the spaces between each sidewalk paving stone. Most of this erosion is due to water in the cracks repeatedly freezing and thawing during the winter months. The use of poor-quality concrete/cement can also aggravate this process. Aggressive pressure-washing can accelerate and worsen this kind of damage—particularly when there is preexisting wear between paving stones.

This too can become a safety issue when the gaps between paving stones widen and deepen to the point of becoming trip hazards. Unfortunately, effective repair of wide, eroded cracks can be difficult and sometimes impractical, and the only solution might be replacing the paving stones on both sides of such cracks. Replacing/re-pouring sidewalk paving stones requires notifying the City of Salem and having a city inspector come out and certify what steps are needed to bring the affected part of the sidewalk into city code compliance.

So, please regularly monitor your sidewalk. Keep cracks clear of debris so that water can drain out (eliminating freeze damage), and only use pressure washers on low setting when cleaning out sidewalk cracks. Our HOA volunteers will try to keep an eye out for dangerously wide sidewalk cracks and notify owners accordingly—again, a safety and maintenance requirement in the scope of our CCRs.

Lawns

We are proud of the care and beauty of West Hill Estate lawns and gardens. Unavoidably, pests, disease, unseasonably hot, dry, or unusually cold weather can and does damage lawns. Regular aeration, fertilizing, and pest treatment can help prevent or minimize much of this damage.

Our HOA typically does not contact owners when dried out or damaged areas of lawn are small or scattered. However, when the damage extends over a substantial part (or parts) of the lawn, the HOA, per the CCRs, will contact the homeowner to take steps to remedy the problem. We recognize that lawn issues can take some weeks to fix, but if you are contacted by our HOA about a lawn problem, please get in touch with us to let us know that you do have a plan to deal with it, otherwise we are obligated to follow up with CCR enforcement—something we would prefer not to do.

Lastly, the winter season makes it impractical to effectively resod or reseed lawns. In these instances, the HOA will give the homeowner in question until spring to remedy lawn-related problems.

If you have any questions about any of the issues mentioned in this newsletter (trimming foliage affecting sidewalks, sidewalk maintenance, and lawns), please feel free to email the HOA.

Holiday/Seasonal Decorations

It is nice to see your seasonal decorations, especially at this festive time of the year. Please be reminded that lights and outside decorations/displays are taken down and put away by the end of January. Our CCRs do require that all seasonal decorations be put away no later than 30 days after the end of the holiday or official national commemorative day.

Do not hesitate to contact me if you have any questions as to this. You may email me (Peter Stafford, CCR Committee Chair) at *****email address removed for web publication*****.

Our very best to all of you during the coming holiday season!

*Peter Stafford, CC&R Chair
West Hill Estates Homeowner Association*

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