

Newsletter of the West Hill Estates Homeowners' Association

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

Message from the President

Greetings Neighbors: I hope each and all of you had enjoyable holidays, a good ending to 2017 and are having a good beginning of 2018. We have a few things to share with you and a couple of updates.

Spring is just around the corner and it is a wonderful season of renewal. With that comes the time to prepare yards and garden beds for the upcoming blooming season and summer. This newsletter includes some hints and tips to help with this. Thank you for helping to keep our neighborhood looking nice by maintaining your properties.

In the nature of renewal, the Board has taken the first steps toward the project to updating and combining all five sets of the currently out dated, difficult to understand and enforce CC&Rs that in some instances are not even relevant for our homeowner association. The goal is to update and combine the current CC&Rs into a single set for our entire subdivision that are easier to understand and can be enforced. In doing this, the Board is asking for homeowner input and would appreciate any suggestions or concerns sent to us at www.WHEHOA.com/contact or PO Box 5892, Salem, OR 97304 by April 15, 2018. This is an enormous undertaking but a very important and necessary one. It will provide our neighborhood a uniformed, clearly written, fair and enforceable set of CC&Rs. So, in a couple of months, please be looking in your mail for information and ballots. It is **very important** that when you receive your ballot, you fill it out and turn it in. Remember, there is no abstaining. Not voting means your 'non' vote will be officially counted and recorded as a NO vote.

Next, unfortunately the car break-ins are continuing and don't seem to be ending anytime soon. So, let's keep an eye out, keep vehicles locked and do not leave anything of value in vehicles. It is very important that you report any crimes to you or your property to the police.

In closing, please remember... a neighborhood is only as neighborly as the people who live there. We are a diverse neighborhood with elderly/retirees, many families and young adults. We are all very busy but let's take the time to talk with one another and look out for each other and to always treat others the way you want to be treated.

Happy Spring!

Lorre Euen, 2017-18 President

Keep WHEHOA Updated of Mailing Address Changes

Home or property owners are responsible for keeping the WHE board updated anytime their mailing address changes. Not having a current address on file could result in missed communications and undeliverable invoices, causing additional late fees and interest on unpaid balances. If a WHE homeowner's account receivable reaches \$500, a lien will be filed against the property for the amount due plus court filing fee costs. So keeping your mailing address current with WHE and paying assessments on time can save you significant frustration and money. If, at any time, you receive an invoice from WHE and you have questions please contact the treasurer Lorna O'Quinn through the <http://WHEHOA.com/contact> tab on the WHE Website. She will be happy to answer your questions and help you resolve any problems.



*Keep our kids and pets alive...
Limit your speed to 25*

The WHE Neighborhood CC&R Enforcement Process

A principal responsibility of your West Hill Estates Board of Directors is furthering our common goal to preserve the overall livability and value of our neighborhood. The main way we do this is by enforcing our Covenants, Conditions and Restrictions (CCRs). This usually happens in one of two ways: 1) periodic neighborhood “drive-around” reviews, and 2) information or complaints sent to the Board by other WHE homeowners.

The Board periodically drives all streets in our neighborhood looking for visible CCR violations. Where possible, we like to send a courtesy letter bringing an issue to the neighbor’s attention so they can address it, or contact the Board with additional information and questions. While there is no set requirement for how often a drive-around review is done, the Board strives to complete at least one per year. If not corrected in a timely manner, a violation becomes subject to the



enforcement process as listed in Policy Resolution #2-10 found under the **CC&R** tab on our West Hill Estates web page (WHEHOA.com). Uncorrected violations can lead to the assessment of monetary fines, which is the last thing the Board desires to do. Fortunately, the need to assess monetary penalties to incentivize homeowner compliance has been a pretty infrequent occurrence in recent years.

The Board is not a police force with a constant presence in every part of our neighborhood, and as such, we do not see every violation. Enforcement of neighborhood rules is based upon the CCRs themselves, rather than the personal opinions of any particular Board member. While we are not perfect, our desire is to be as fair and consistent as possible toward all neighbors. We rely heavily on homeowners to: know the CCR requirements; help by reminding their neighbors of the rules; and, send written, informational violation complaints to the Board for assessment. Remember that CC&Rs are not optional guidelines, they are part of your property deed and are conditions you agreed to at the time you signed your purchase agreement. Both the CC&Rs and the Board contact form are available on our website at WHEHOA.com.

It bears repeating that as fellow neighbors all of us share the responsibility when it comes to preventing or remedying CCR violations. It is **OUR** neighborhood, and we all need to be actively involved. There is no value in complaining that “nothing is being done” if you are doing nothing to help!

“Grass on the Other Side” Doesn’t Have to Be Greener!

Maintaining a healthy, green and weed-free yard is not difficult and starts with a few simple steps in the **spring** and again in the **fall**. Not only is it a requirement in all CC&Rs, but the condition of our front yards is one of the first things one sees when driving into West Hill Estates (WHE) and thereby helps establish the character and desirability of our neighborhood. Other landscaping requirements include keeping planting areas adequately barked or stoned, and free of visible or tall weeds. Here are some key points to help you maintain your grass in the required “green and healthy” condition:



In Oregon two key steps to maintaining a green, healthy and weed free lawn are **fertilization** and **irrigation**. Most grass experts recommend fertilizing **at least twice per year** -- once in the spring (mid April to early May) and once in the fall (late September to mid October). Fertilizing in late fall prepares the grass for over-wintering and also makes needed nutrients available in the root zone as soon as winter is over. Spring feeding gives grass the boost it needs for green-up and strengthens

the root system for the start of a new growing season. When summer comes and temperatures climb, be sure to irrigated lawns with at least 1” of water per week. Check to see how much nitrogen your particular grass variety requires and do not over fertilize. Doing so provides no benefit to the grass but will lead to run-off, and wastes dollars literally sending them down the drain. To prevent fertilizer burning, do NOT apply during the hottest/sunniest part of afternoon, and make sure you water in the fertilizer soon after application.

Aeration is highly recommended, as our soils tend to be very high in clay content below the few inches of top soil at the surface. Plug or slice aeration will help penetrate the hard subsurface soil, allowing water and nutrients to reach the roots – not run off. Remember that dried out clay turns into a near concrete-like barrier about as non-permeable as your driveway, so don't let soil completely dry out. If you have a lot of dead grass at the roots, dethatching every couple of years is also a good practice. Two additional maintenance practices to consider are: (1) periodically testing your soil for proper pH and treating with lime if necessary, and (2) yard and planting beds moss control.

Great resources are readily available on line from Oregon State University Extension:
“Practical Lawn Care for Western Oregon” - <https://catalog.extension.oregonstate.edu/ec1521>
“Practical Lawn Establishment and Renovation” - <https://catalog.extension.oregonstate.edu/ec1550>

Vehicle Break-Ins Still a Problem

Car and truck break-ins appear to be on the rise in West Salem. The most vulnerable time seems to be between 3:00 AM and 5:00 AM. The break-ins are to both locked and unlocked vehicles – done with and without breaking a window. As noted in a previous newsletter, the best prevention is to keep your vehicle in the garage with the overhead door down. If that's not possible, park your car or truck in a well-lit portion of your driveway and consider having motion-sensing lights installed. Also keep an alert eye for suspicious persons or activity in the neighborhood such as very slow moving vehicles that appear to be casing homes for potential targets – **and report such suspicious activity or persons to the police immediately.**



HOA Website Offers New Information



When was the last time you visited the WHEHOA.com website? Web manager Scott Gilbert has added more information that homeowners may find useful. In addition to copies of CC&Rs for all phases and a downloadable ARC approval form, there is a Frequently Asked Questions section, past Newsletters and now minutes of the past year's Board of Director Meetings. The Board urges you to periodically dial up **WHEHOA.com** and see what's new. Have an idea for additional information – let us know using the web CONTACT feature.

Watch for New Homes This Summer

Two new home builds in West Hill Estates are currently in process. Foundation excavation is underway at the first site on Chapman Hill Drive near Ranier Loop. A second home on Whitney Drive near Mousebird is currently in the planning phase. We can all watch with interest as these new homes come to life this summer and be ready to welcome any newcomers to WHE. And as good neighbors, if you see any theft of materials or vandalism taking place, please notify the police.



Homeowners Doing Better on Architectural Review Permits

For Fiscal Year 2016-17 ending on June 30th, forty-seven (47) ARC project requests were submitted for everything from new driveways and decks, to repainting and reroofing, to tree removal and new landscaping, to installation of roof mounted solar panels. Although compliance seems to be much improved over past years, the ARC Committee still gets questions regarding what type of project or work requires pre-approval using the ARC project form (available online at **WHEHOA.com**). The answer is pretty simple: **all** project work on the exterior of your home or



property requires an ARC form submission and approval. This includes new installations, repairs, or replacements such new roofs or repainting – even if the same material or color paint is being applied. If we notice work being done without an orange “ARC Approved Project” sign posted in a street-facing window you will be contacted by a member of the committee. If the project has not been approved, a homeowner will be required to stop work until the project has been approved or may face other board action.

Although CC&Rs give the Committee up to 30 days to respond to an ARC request from a homeowner, turn around is typically less than a week. **REMINDER: You are not to start a project unless you have received written approval for your project**, so please plan accordingly and give the committee adequate time to process your request.

If you have questions, don't hesitate to ask using the **Contact** feature on the website. If you would like to talk with an ARC committee member, please so indicate and include a contact phone number. Once a request is approved, post the Orange ARC permit sheet in a street-facing window for the duration of the project.

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Salem, OR 97304

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