

Newsletter of the West Hill Estates Homeowners Association

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

MESSAGE FROM THE PRESIDENT

Greetings Neighbors,

Hi, my name is Greg Malkasian and I'm relatively new to the Homeowner Association Board. At its October 2021 monthly meeting, the Board elected me President for 2021-2022. My wife and I have lived in West Hill Estates since 2005. We have enjoyed our community and I decided to volunteer because I felt it was time for me to give something back.

Our HOA Board is comprised of seven positions which are elected by HOA members at the annual meeting. There are currently six Board members, leaving one vacancy. In such cases, the Board may appoint a person to fill the vacancy without a vote of the HOA. I am hoping **YOU** will express interest in this vacant Board position. Please ask yourself if it is time for you to give back to our community. If you would like to discuss this further, please let me know through our [website contact form](#). Just include my name in the message and indicate your interest in talking to me or any other Board member.

If you would like to better understand Board operations, please consider observing one of our upcoming meetings. We are still holding them virtually and they are generally on the third Thursday of the month starting at 7pm. More information is available on our website at wehoa.com on the tab labeled [Meetings](#).

Our current Treasurer, Lorna O'Guinn, will complete her Board term in 2023 and she does not plan on running again at that time. If you happen to have a skill set that is consistent with the duties of a treasurer, Lorna could prepare you over the next year to assume that role. She has incorporated improvements in the Treasurer's system and processes that make the HOA Treasurer duties easier to manage. We do have an outside bookkeeper that assists the HOA as well.

I would like to express my thanks and appreciation to all [Board](#) members serving during the 2021-2022 HOA year. Each of them has provided great perspective on the various issues related to Board matters. Doug Austin, Chuck Strauss, Stephanie Truex and Sami Wright all completed their service in 2021. Scott Gilbert, Lorna O'Guinn, Tom Gwynn and myself are continuing to serve, and our new members are Stephen Gordon and Bob Aceves.

I hope you noticed the hyperlinks in this message which can be used if you received this newsletter by email. If you are not already on our e-mail list, please use the website contact form to request we add your e-mail address. It saves our HOA money in

postage and facilitates more timely communication with you. (Your email information will NOT be shared and will be used ONLY for HOA business.)

***Best regards,
Greg Malkasian
President 2021-2022***

ARCHITECTURAL CONTROL COMMITTEE (ACC) – Roofing Requirements

Many homes in West Hill Estates are reaching an age where their roofs will need to be replaced and we are seeing an increase in such applications. CCR 6.3(a) tells us what roofing materials are allowed. Based on changes within the roofing industry, however, [Policy Resolution 5-19A](#), Architectural Standards and Guidelines was established to provide helpful clarification of the CC&R guidelines. The following is the applicable section from the Resolution which will help when submitting your ACC applications:

APPROVED BUILDING MATERIALS (CC&R Sections 6.3(a), (b) & (c))

Building and Roofing Materials

The basic requirements for building and roofing materials are listed in CC&R Section 6.3(a). No additional requirements are added here at this time.

NOTE: With respect to roofing materials, the styles, terminology, and warranty methods may change over time, leading to confusion over which materials meet the quality level intended in the CC&Rs. When the CC&Rs were updated, the Board intended to require composition roofing heavy enough to be reasonably expected to last 40 years. Such roofs will naturally be heavier and look more substantial, which was the Board's intent. As a result of reviewing recent ACC applications and doing research with roofing companies we found there is a composition shingle of just 270 pounds per square in the current designation of "Architectural." The next level up in quality within the "Architectural" designation, at 320 pounds per square, is what was previously required and is still intended.

ACC applications regarding composition roofing will be reviewed using the 320 pounds per square quality level.

Lorna O'Guinn, ACC Chair

CC&R NEWS YOU CAN USE – Dog Noise Issues

Part of being a good neighbor is making sure your actions don't interfere with the right of all neighbors to use and enjoy their property. In recent months we have had three complaints of outside nuisance dog barking. Dogs need to be trained not to overreact to people or dogs walking by, other barking dogs, or when nearby neighbors go out into their yard. If not, they shouldn't be left outside. The right to use our properties is not unlimited. It comes with the responsibility not to unreasonably interfere with the rights of other neighbors.

Tom Gwynn, CC&R Chair

CC&R REMINDERS – Spring Yard Maintenance, Waste Bins, and Holiday Items

Spring is almost here and our Spring neighborhood review is coming soon. Here are a few of the common things which need your attention at this time of year:

- Take care of any remaining tree and shrub damage from last year's ice storm.
- Trim back any trees or shrubs encroaching on the sidewalk right-of-way.
- Reseed or replace the sod in areas of your lawn that are bare or dead.
- Remove weed growth regularly (always an issue in Oregon!).
- Add or refresh the bark mulch or other ground cover that has degraded or washed away.
- Remember trash bins need to be off the street and out of sight by the end of collection day.
- Any remaining holiday lights and decorations are well past the 30-day deadline. If you still have any on display, they should be taken down right away.

We have a great neighborhood and we thank you for doing your part to help keep it looking good!

Tom Gwynn, CC&R Chair

CRIME PREVENTION REMINDER TIPS

With the January report of a series of vehicle and shed break-ins at the East end of our neighborhood, it's a good time to remind people of some effective preventative measures. In mid-January, we sent out a notice to the list of neighbors who have given us permission to use their email addresses for neighborhood business. (We would really like to have ALL of you on that list to improve neighborhood communication.)

Here is an article from our Spring, 2020 Newsletter:

Not surprisingly, the most common time for these activities is in the wee hours of the morning when most of us are asleep. With today's cost-effective and efficient LED lighting technology, we recommend neighbors leave their outside house lights on all night as it creates an unfriendly environment for prowlers. If at all possible, keep your vehicles in a closed, locked garage. If that's not possible, park your car or truck in a well-lit portion of your driveway and consider adding motion-sensing lights. The next level of deterrence is a security camera system and/or doorbell camera. Lastly, if you are unfortunate enough to experience this kind of crime, be sure to report it to the police using their non-emergency line 503.588.6123. While they cannot respond in person to every situation, the information helps them see patterns to use when planning prevention patrols.

WHEHOA Board

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"If this didn't come in your e-mail we don't have you on the e-mail list, please consider adding your e-mail — Go to <https://whehoa.com> and click on the "Contact" tab.

THANKS!