

Newsletter of the West Hill Estates Homeowners Association

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

MESSAGE FROM THE PRESIDENT

Greetings Neighbors,

The primary focus of your November 2022 Annual Meeting was to elect new Board members. At that meeting we thanked Scott Gilbert and Tom Gwynn for their years of service to our community and you elected John Galvin, John Shaver, and Peter Stafford to the Board as well as re-electing me for another term. I will be serving as President, John Galvin as Vice-President, Steve Gordon as Secretary and Lorna O'Guinn as Treasurer. Bob Aceves is serving as the Architectural Control Committee (ACC) Chair and Peter Stafford as the Covenants, Conditions & Restrictions (CC&R) Chair.

Policy Resolution #5-19A Update effective February 16, 2023

On February 16, 2023 we amended Policy Resolution #5-19A Architectural Standards and Guidelines in order to make it easier for Owners to find paint colors which meet the requirements under CC&R Section 6.3(c). Changes to the resolution include addition of a reference list of Sherwin Williams brand colors and whites which meet our definition of acceptable earth-tones. The list is not all-inclusive, but is meant as a starting point to help people with their color search. This will also help reduce the frustration of requesting paint colors which don't qualify. In addition, most paint companies can effectively match the Sherwin Williams colors, or have similar colors that might be acceptable matches. We are hoping this will make it easier on you the next time you decide to paint your home.

Policy Resolution #1-23 Approved effective March 16, 2023

On March 16, 2023 we approved Policy Resolution #1-23 Commercial Activities which outlines the philosophy and process the Board will use to maximize consistency when reviewing the commercial activity prohibitions under CC&R 7.1.

Also, please take note of the signs at the neighborhood entrances off of Orchard Heights Road that announce our upcoming Board meetings and serve as reminders to use the ACC to obtain approval for projects on and around your home. An application is available under the Architectural Control tab on our website. Maybe even consider joining in on a Board meeting to see how we approach matters to maintain our community as a desirable place to live.

The Board has decided to plan our all-homeowner Annual Meeting for June 2023. Our last Annual Meeting was delayed until November 2022 and we would like to get back on track to the mid-calendar-year timing. A key element to achieving this is having your proxies returned quickly after you receive them so we can declare a quorum in case you are unable to attend. At our March Board Meeting we will be planning the details, including a specific meeting date and timing for mailing the proxy letters.

In closing, I would encourage you, if you haven't already, to ask us to add your e-mail to our mailing list. It reduces costs and time spent mailing items to you. And remember, we will not sell, lease or share your email information. It will be used only for HOA communication purposes.

Thank You All,
Greg Malkasian, President 2022-2023

TREASURER TIPS – Ownership Updates Needed

For purposes of the West Hill Estates Homeowners Association (WHEHOA), lot ownership is determined by the legal entities listed on the property deed. Bylaws Article 3.1(b) requires us to maintain a record of ownership. That Article also requires you to update the record by letting us know of changes to those named on the deed. This includes any changes, the most common being name changes due to sale, marriage or divorce, or putting a property in the name of a trust. In order to protect your rights as members of WHEHOA, as well as to ensure you receive all necessary communications, please be sure to keep us up-to-date on changes to your property deed.

Lorna O'Guinn, Treasurer

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 winter storms.
- Trim back any trees or shrubs encroaching on the sidewalk or roadway right-of-way. (It is a good idea to cut them several inches back from the edge of the sidewalk or roadway, so that fresh foliage has room to grow without overhanging the sidewalk or road.)
- 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, except for the day before and collection day, trash bins need to be off the street and stored behind a fence or other suitable screen or kept in the garage. (Vehicles are not suitable screens for waste bins!).
- Seasonal decorations are fine, so long as they are removed by 30 days after the holiday.

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

Peter Stafford, CC&R Chair

ARCHITECTURAL CONTROL COMMITTEE – Project Approval Required

In order to help maintain our property values and the quality of our neighborhood (as well as avoiding fines), it is important that you complete and receive approval of an *Architectural Control Application* before starting any exterior project affecting the appearance of your property (except for minor exceptions listed in the application).

At no charge to you, the Architectural Control Committee (ACC) will review your project to be sure it is in compliance with the current neighborhood rules and suggest possible modifications, if needed.

The ACC application and approval process is fairly simple and if the application is complete when submitted, most requests are quickly approved. For more information, see the application and instructions available on our website at WHEHOA.com.

Robert Aceves, ACC Chair

CRIME INFORMATION

Over the course of a few months, several homeowners have sought information about some issues that fall outside the direct authority of the HOA. Even so, the Board does have great empathy for the concerns brought to our attention. As a community, here is what we can do in these situations.

Graffiti or “Tagging” -- Actions you may take

- **If you observe someone in the act of tagging – Call 911**
- If you observe Graffiti:
 - If it is not on your property report it at this [link](#)
 - If it is on your property, there are [information and resources](#) to assist you.
- For more information see the City Anti-Graffiti Ordinance [SRC 95.600 to 95.650](#).

Mailbox Tampering – Damage and/or Stolen Mail

- **If you observe someone in the process of tampering with a mailbox – Call 911**
- The mailboxes are known as a Neighborhood Cluster Box (NCB) or Cluster Box Unit (CBU)
- If you observe a damaged mailbox, report it to the police so they can track incidents of this nature and provide a “case number” that you can report to the Post Office.
- Also, contact the West Salem Post office at (503) 371-1236 to report the incident. If you had something stolen like a telephone, gift card, debit or credit card, or any other trackable item, providing the serial number or card number may assist the Postal Inspection Service.
- If you discover the break-in after regular Post Office hours, you can place a report with the [Postal inspection Service](#).
- In order to protect yourself in the event your mail is stolen, it is useful to sign up for the USPS service [Informed Delivery](#). This will allow you to see what is scheduled for delivery each day to help identify what might be missing.

Speeding – Especially on Chapman Hill Dr and Mousebird Dr

- **PLEASE OBEY the 25 MPH SPEED LIMIT!**
Speeding in our neighborhood is an ongoing problem, especially with the “gravity assist” as people go downhill. We have all kinds of families, including many with small children. Even as little as 5 mph over the limit can significantly reduce safety in our residential environment. *PLEASE keep your speed at or below the legal limit of 25 mph to keep your neighbors SAFE!*

Greg Malkasian, President

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. If, like most of us, you are working or away from the house for most of the day and your dog or dogs are outside, be sure to check with your neighbors to make sure your pets are not barking too much -- that can become a nuisance and a CCR violation. 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. Please treat your neighbors and neighborhood the same way you would want them to treat you!

Peter Stafford, CC&R Chair

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