

LETTER FROM THE PRESIDENT

Greetings Neighbors:

Things have been relatively quiet for the Board since the annual meeting in June. We've enjoyed the reduced activity level compared to last year because, as volunteers, we really needed a break. While the effort to update the Bylaws and the Covenants, Conditions and Restrictions was intense, it was very necessary. We haven't been completely idle, though, taking time to get the new Board organized and to start tackling some important issues for the coming year.

The most pressing issue is to update and revise current Policy Resolutions so they properly dovetail with the new governing documents. (Please note the first two updated resolutions listed elsewhere in this newsletter.) The next notable effort will be to investigate ways to reduce the workload of Board officers and committees through the use of management tools or services. The heavy workload this last year made it abundantly clear there is more to do than we can comfortably get done in the time we have, especially considering we are volunteers with other commitments. Last, but most certainly not least, as noted at the annual meeting we must begin to tackle issues regarding maintenance of WHE common property areas.

The Board has received quite a bit of feedback about the state of the Common Maintenance Areas, especially since the summer dried out the grass near the entrances. It is important to remember that this situation didn't start this year, or even last year. It is the result of a long-term decline. We should also make it clear that we got quite a bit of feedback from homeowners who are frustrated because the assessment has increased over the last several years, so we put a lot of effort into not raising it this year. We understand people want more done and want to spend less to get it, but there comes a point where you can't put things off any longer.

It is clear that the Common Maintenance Area along Orchard Heights Road has a great deal of deferred maintenance. There are numerous broken sprinklers, dead shrubs and places where it looks like trees were just cut off at the base and the stumps left to rot. It's not attractive and we can do better. We really don't have any choice but to get it back up to neighborhood standards, and that is going to cost some money.

The planning phase to fix this area will happen this year. We will find some experts to assess the situation and provide us with proposals, complete with site plans. Next, we would like to have a town hall meeting where we can all come together and talk about what direction we want to go and figure out how best to pay for it. It's my opinion that we just can't let it go for another year.

Scott Gilbert, 2019-20 Board President

ARCHITECTURAL CONTROL COMMITTEE UPDATE

Please remember you must receive **prior approval** before starting **any** outside repair, improvement or change to your property (other than minor front or side yard garden plantings). This includes new installations, repairs, or replacements such new roofs and repainting – even if the same roof material or paint color is being applied. Even projects in your back yard require prior approval.

The ACC has 30 days to review your completed application. While it rarely takes that long, you can avoid an unnecessary time crunch by filling it out completely and submitting it at least 30 days before your planned start date. The ACC application may be downloaded from our website www.whehoa.com . If you don't have Internet access, please let us know and we will get a form to you. Upon approval, you will receive a placard to post in a window or other location facing the street to let everyone know your project is authorized.



West Hill Estates Homeowners' Association
Approved Project
Address: _____ Date: _____
This placard must be prominently displayed in a window or on your home so it is visible from the street during the duration of your project. This is for WHEHA use only and is in no way meant to replace the need for any other required city, county or state permit. Thank you for your cooperation.
Description of Work: _____
Issuing Signature: _____

This is all particularly important because Policy Resolution #02-2019 Enforcement Policy and Procedures has added a list of fines for various situations where Owners start projects without the necessary ACC approval. While the Board does not want to assess fines, it has become necessary due to the number of situations where people do not get the required approval.

The application and approval process is not new. It has been a requirement since our neighborhood was established over 25 years ago. While the vast majority of applications are approved, the review process increases the chances of consistency with the neighborhood rules going forward.

IMPORTANT CC&R UPDATE: New Policy Resolutions

The Board is currently reviewing and updating WHE Policy Resolutions so they align with our new CC&Rs (i.e. Declaration) and Bylaws. This process is on-going and we will announce additional updates as they occur. The following two Resolutions were adopted by the Board August 29, 2019 and are now in effect:

- **Policy Resolution #01-2019 Flagpole Rules and Regulations**: This contains new rules under which an Owner may install a freestanding flagpole on their Lot.
- **Policy Resolution #02-2019 Enforcement Policy and Procedures**: This contains a streamlined enforcement notification process and a list of fines which apply to various violations. Instead of a single daily amount, fines have been tailored to better fit the type and severity of the violation. Please remember, the Board does not desire to assess fines, but they are a necessary tool for situations where violations are not taken care of after we have sent multiple notices.

Please be sure to review these updates online at our website WHEHOA.com. If you do not have access to the Internet, please let us know and we will provide you with a copy.

CC&R NEWS YOU CAN USE

This year has brought us another dry spring and summer, along with the expected effect on our lawns. Please remember that our neighborhood rules require us to fertilize and water our lawns to maintain them in a healthy condition. When you decide not to water, or to water inadequately, you are in violation of the CC&Rs. At the same time, allowing unrepaired dead spots or excessive areas of weed or moss cover are also indications a lawn's health is not being properly maintained.

Here is a list of the most common issues needing attention during the summer and fall:

- Bark mulch which needs to be added or refreshed;
- Overgrown trees and shrubs, including those growing over and onto the sidewalks;
- Lawns with bare or dead patches in need of repair and reseeding;
- Sidewalk clean-up, especially where tree debris have dropped;
- Keep storm drain openings in front of your property free-flowing and clear of leaves;
- Weed removal -- an ongoing joy in Oregon!

PLEASE OBEY the 25 MPH SPEED LIMIT!

Neighborhood safety should be a top priority for all of us. All streets in West Hill Estates are subject to a 25 MPH speed limit. We are getting an increasing number of comments about people speeding, primarily as they head down Chapman Hill Drive and Mousebird Avenue toward Orchard Heights Road. PLEASE keep your speed at or below 25 MPH, and be sure to share this reminder with all licensed drivers in your household. If you see speeders, you are encouraged to report the car's license plate to the police.

CURRENT WHEHOA BOARD MEMBERS

Board member vacancies are filled each year by a vote of homeowners attending the Annual Meeting. Terms are for three (3) years and run concurrently with our fiscal year (July 1 through June 30). Board officers, duties and responsibilities are determined by the members on the new board, typically at the first Board meeting each year.

<u>Name</u>	<u>Position</u>	<u>Term</u>
Scott Gilbert	President, Common Area Chair	2019 – 2022
Tom Gwynn	Vice President	2019 – 2022
Lorna O'Guinn	Treasurer, ACC Chair	2017 – 2020
Doug Austin	Secretary, CC&R Committee Chair	2017 – 2020
Sami Wright	Welcome Committee Chair	2018 – 2021
Gudrun Hoobler	Board member at large	2018 – 2021
Steve Masten	Board member at large	2019 – 2022

West Hill Estates Homeowners' Association
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