



**Vista View Village Homeowners Association**  
10117 SE Sunnyside Rd., Suite F538  
Clackamas, OR 97015

***From the President:***

Hello Members of Vista View Village Homeowners Association.

I hope everyone is having a wonderful summer. The HOA Board is busy at work doing our best to keep our community vibrant, our neighborhood clean, well-kept and welcoming, and our greenways maintained. We have heard many of your concerns and are trying to address them as best we can. If you have input please plan to attend our Annual Neighborhood meeting, which will be Thursday September 26<sup>th</sup> from 7-9pm at the Happy Valley New Seasons Market (in the community room at the back of the store).

At the annual meeting in September, we will have our normal board meeting, as well as presenting new paint color samples for our neighborhood; this is a new guideline for your review. We will also be sharing our main project of the year, which is our water runoff issues in Greenspace #3 by the playground. Winter rain water has been causing flooding in the playground and in the back yards of some of our neighbors on the east side of Knee Court. Clackamas Water Environmental Services (WES) sent a representative out to meet with our board during one of our regular meetings. They said they could pay a large portion of this work for the association with community/county funds devoted to things like this.

*Option # 3*

The WES representative gave us three options for consideration to correct our water runoff issue. One option was a quick-fix short-term solution which the board is NOT in favor of (cost \$4,000). A middle approach would be to fix the dry creek with new boulders, correct the water flow, and add vegetation & landscaping (cost \$36,000). A third option is to fill in the dry creek, and put a pipe under the ground from the drain on top of Knee Court all the way down to the main drain on Azar Drive (cost \$50,000). The board has voted to move forward with the third option. This will change the landscape dramatically and should be a good solution in the long run. WES said they could pay for options 1 and 2 with community/county funds devoted to things like this, but option 3 may incur a co-pay cost for the association. We are working through the details and will keep you informed.

The Architectural Control Committee (ACC) is mailing notices for homes out of compliance and other violations of our CC&Rs. This is to keep our neighborhood safe, well kept, and help keep our property values in line with the market around us. If you are a renter and receive one of these notices, please give it to the owner so they can help remedy any violations.



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Lastly, I want to take a moment to thank our volunteers who are on the board, and those who are members of our community and have volunteered their time to make their neighborhood a better place.

Our volunteers are neighbors just like you who offer their time and expertise to help the association. I want to take this opportunity to thank those on our board and recognize a few members not on our board, for their volunteer efforts. First thanks to our Vice President Denessa Tompinks for her work with Greenways bids as well as helping me out when needed. Our Secretary Brion Kidder who has helped with Greenways bids as well as recording board meeting minutes, filing our paperwork, filing amendments with the county and doing our newsletters, among other responsibilities, thank you for that. Our Treasurer Lona Azar, thank you for helping us stay on track with our budget and offering advice and input where needed. For our water runoff issue, thanks to Helen Nolen, Denessa Tompinks, Dennis and Kristi Brokaw, and everyone else who worked with WES and getting the representative to speak to our board on best options and approaches. Dennis Brokaw, Helen Nolen, Doug Lux along with his wife Julia – thank you for helping support the ACC work and their mission. And thank you to anyone else who has contributed that I may have missed, as well as volunteers and board members from years gone by. Thanks to all for your help and support.

If you are interested in serving on our board, come to our annual neighborhood meeting and volunteer. Let us know your interest. If you would like to see one of our on-going regular board meetings held monthly, feel free to attend one of our next meetings. They are open to any homeowner (member) of our association, and you could see what goes on behind the scenes, ask questions, be part of a great group dedicated to your community. Please contact me if interested at [President@VistaViewVillage.org](mailto:President@VistaViewVillage.org).

Warmly,

Steve Klein  
President – Vista View Village Homeowners Association