

# Vista View Village

## Homeowners Association Newsletter

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### Overview of 2021 Annual Meeting



Thank you to everyone who joined us for the annual meeting in August. There were some new faces and nineteen different lots were represented at this year's event. There was a lot of discussion on moving the neighborhood forward and maintaining the standards set out by the Declaration of Covenants, Conditions and Restrictions (CC&Rs). Here is an overview of what was discussed during the meeting:

#### Planning for the Future

- The Board created and adopted the budget for 2022. It incorporates all of the known expenses for the new year as well as allocates funds for capital improvement projects. Nearly 45 years after incorporation the neighborhood has seen a lot of change. The basketball court and playground were added and decades later those assets are still providing recreation for our homeowners. These assets require ongoing maintenance and repair as well as eventual replacement.
- Maintaining five acres of greenspace currently requires the majority of the annual budget, leaving very little funds available for ongoing maintenance. We have pared down costs where possible, such as, switching to more virtual communication, mailing only when necessary and having volunteer work parties to tackle manageable projects in the greenspaces.
- We received dues payments from 75/75 homeowners in 2021. These funds cover all greenway maintenance fees, HOA insurance, utility fees and capital expenses.



#### Amendments to the CC&Rs

- Two amendments to the CC&Rs were put to vote at the annual meeting. Homeowners present at the meeting voted on both measures. Ballots were mailed to homeowners who did not attend the annual meeting and also sent via email. Homeowners had until September 15th to submit completed ballots.



The proposed amendments were as follows:

- Measure One: Amend CC&Rs Article Five, Section One to allow pickup trucks and motorcycles in driveways. Increase the street parking limitation from 24 to 72 hours to be consistent with Clackamas County Title 7 (Vehicles and Traffic). **This measure did not pass.**
- Measure Two: Increase the annual assessment to fund ongoing infrastructure and capital improvement maintenance and repairs in an effort to minimize individual special assessments. Amend CC&R Article Four section 3 to increase the maximum annual assessment for any Building Site or Living Unit shall be \$30.00 per month. **This measure passed. Starting in 2022 annual dues will increase to \$360.**
- Homeowners were asked to nominate and vote for volunteer officers for the Board of Directors (BOD). There were no new nominations. Matt D. has taken on the greenways position that was previously unfilled and the existing board members were re-elected and have agreed to continue in their current roles through 2022. We will look to 2023 for more volunteers to fill vacancies on the BOD.



# What's Happening in the Neighborhood?

## CC&R Compliance

### Enforcement for the future

- Concerns have been raised about homeowners not adhering to the CC&Rs. Each homeowner agreed to abide by these when they purchased their homes. They can be found on our website at <https://vistaviewvillage.org>.
- The current enforcement procedure for violations of the CC&Rs includes a letter sent every quarter to any lot not in compliance listing any violations.
- Going forward any lot that does not conform to the CC&Rs will receive communication of any violation. A letter or email will be sent documenting the conversation and the expectations around correcting the infraction. A homeowner will have a minimum of 30-days to become compliant. If not resolved in the time allowed, a letter will be sent via certified post. It will include a scheduled date & time for work to be completed by a 3rd-party contractor at the homeowners expense where allowed by the CC&Rs.



## Taking Care of the Neighborhood

### Homeowner Recognition

- We would like to thank the following homeowners for volunteering in the neighborhood:
  - Dennis G. has been trimming and hauling away branches and debris in Greenway #1.
  - Brion K and Debbie H continue to monitor and clean the gully in Greenway #1. Dennis G has offered to help here as well.
  - Matt D. completed an audit of the HOA financials as required by HOA Bylaws.



## Shared Spaces

### Greenway Maintenance Continues

- Drainage in Greenway #1 continues to be an area of high priority. Clearing of the storm grates and maintenance of the marsh is done on a regular basis by volunteers. Water Environment Services (WES) added some rock to help mitigate the erosion at the outflow pipe and create a buffer for downstream flow. Talks with WES are ongoing to find a more permanent solution to this area.

- There has been interest expressed in adding pickleball to the basketball court in Greenway #1. There is some maintenance needed on the court to remove and prevent weed growth and painting lines on the court for both basketball and pickleball is being considered.



- Neighborhood work parties were held over the summer. Work included management of the blackberry bramble at the top of Greenway #3 and pruning of multiple trees in Greenway #3. More maintenance is needed and work will continue in 2022.



- We have heard from many homeowners about the abundance of weeds in our greenspaces. Research is being completed on the safety and effectiveness of using a pre-emergent to help reduce new weed growth and using a weed killer to get rid of the existing weeds.
- Wet and windy weather is here. Keep drains in and around your property clean and clear of debris. If you see something that needs to be addressed by the HOA please let us know.

News? Questions? Ideas to share? Email us at [secretary@vistaviewvillage.org](mailto:secretary@vistaviewvillage.org)

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