



Fairview Terrace Community Pride Newsletter



Brought to you by your community Board of Directors

Leland Jaquay, President • Kent Walton, Treasurer • Sue Perry, Secretary • Allene Murphy, Director • Rick Worthington, Director



Sept 2008

Save the Dates

Q & A Session

with board members on:
Construction Defect
2009 Proposed Budget
Club House
Saturday 9/20 11 AM—2 PM

Board Meeting

Club House
Tuesday 10/1 6:30 PM
Owners Forum to follow
approximately 8:30 PM

Community Social

watch for details

Contact Info

CMI Management

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Fairview Terrace Newsletter

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Community Pride



Building Inspection Report Available

Nearly 100 residents attended the Special Homeowners Meeting on July 17th to hear Western Architectural present the results of their building envelope inspection. Their report is available from CMI for \$10 to cover the cost of printing and postage of this rather sizeable report.

damage found and appreciated the chance to ask questions of Western and the Association's attorneys. Please continue to watch the mail, attend Board meetings and read meeting minutes posted in the clubhouse for information on the progress of this situation.

The residents in attendance were concerned by the extent of the

See details of progress on page 3.

Paid Resident Parking to Ease Burden

To balance the need for more resident parking with the desire to leave enough spaces available for guest parking, the Parking Committee, consisting of three homeowners and Board Director Rick Worthington, has decided to allow some spaces to be rented by residents. *See details on page 3.*

Landscaping and Irrigation Improved

Willamette Landscape improved the bank on the West End of Larkspur by removing the existing grass and re-planting trees, shrubs, and ground-cover, the steep bank will have a nicer appearance and will not need continual maintenance.

Upgrades to our irrigation system will also be made including: relocating sprinkler heads, installing new heads for better coverage, installing connectors for an easier winterization process, installing a rain sensor, making improvements to the timing clock system, and re-setting the valve boxes so they are flush with the ground. These landscaping improvements will save the HOA money.



Garage Sale Success!

Thanks to approximately 25 residents and organizer Allene Murphy, our first annual garage sale was a big success. A possible addition for next year is



scheduling a charity pick-up for Sunday afternoon to remove all unsold items. Please give your suggestions to Allene, or send them to the newsletter.

Making Changes to Your Home?

If you are planning to make any changes to the exterior of your home, including adding a fence, a deck, a wooden sunscreen or modifying your landscaping, you must first submit a request to CMI. The request will then be sent to the Board for review during the next Board Meeting.

It's my home-why can't I make the changes I want?

We have all chosen to live within this com-

munity and abide by the rules that govern it in part to maintain our property values. The exterior of our homes, including the landscaping, is owned by the Association and therefore needs approval prior to change.

How do I make a request? Submit your written request to CMI. Include all project details including builder specifications, material to be used, and location of project.

What is the best way to get approval? Ask yourself if your proposed request is in keeping with the established look of the community.

What if I've already made changes? It's not too late! Please submit a request to CMI ASAP.

Any changes made without approval are subject to removal at owner's expense.

Insurance Review

At the August 12th Board Meeting, Nancy Cannon from Community Association Underwriters of America reviewed the Association's insurance coverage and suggested some policy changes.

Although the Association's insurance does provide coverage for loss or damage to both the interior and exterior of our units, it is also important for homeowners to obtain their own home-

owner's insurance policy.

If you have any questions about the Association's policy and extent of coverage, you may contact CAU at 800-228-1930.

Bulletin Board

Thank you Carol

Carol Colleen has recently stepped down as Secretary of the Board. We thank her for her dedication and countless volunteer hours she has spent for our community.

Wanted: Website Guru

The Board is still looking for a volunteer to establish and run a website for our community. Please contact us if you are interested.

Common Area Hours

Club House/Exercise Room*

5:00 AM—11:00 PM

Pool/Spa*

Closure extended

New closure date: 9/22/08

Sports Court

8:00 AM—10:00 PM

*New age limits:

Under 16 not allowed without adult supervision.

Ask the Board

Do you have a question or concern you would like the Board to address in the newsletter?

Email us at:

FTnewsletter@comcast.net



Construction Defect Update—Q & A Sessions Established

We are taking a step-by-step approach to getting these construction issues corrected and the damage repaired. The first step was to have our attorney notify Grant Development and the sub-contractors who worked on our homes that substantial construction

issues have been found which have already resulted in some damage to our buildings. Grant Development has until approximately mid-September to respond to this notice. We will not know what our next step will be until we have Grant Development's reply.

The Board will hold several

Q & A sessions to ensure all homeowners have the opportunity to stay updated on this issue and other pressing matters. These sessions will be held with the intention of only discussing selected topics allowing for more in-depth discussion.

Parking Solutions for All

Although all residents have at least two spaces per lot for parking (in their driveways and garages), a Parking Committee was organized in recognition of the need to provide a few spaces for additional resident parking.

The Parking Committee was tasked with the unenviable job of coming up with an equitable solution to our community's parking issues. They have been working for several months with three main goals in mind: find ways to make additional resident parking spaces available, ensure there is adequate parking for our guests and institute policies that will improve the Association's ability to enforce the parking regulations.

The solution as has been presented and approved by the Board to include the following:

- Require registration of all resident vehicles.
- Provide a numbered static cling sticker to be placed on each resident vehicle.
- Designate 21 spaces as Resident Paid Parking.
- Rent out the allotted parking spaces to residents on a first come-first served basis at a rate of \$50 per month. (*Other Associations charge as much as \$175 per month.*)
- Provide to those who rent spaces, a numbered ID hang tag that coordinates with a numbered space.
- Organize a Parking Enforcement Committee to

administer the parking regulations.

The paid parking spaces are located in the least-used areas of the property: eight spaces in the West turn around on Larkspur, nine spaces across the street from the Sports Court, and four spaces at the East end where Larkspur turns into Heartwood. This leaves approximately 60 spaces available for guest parking.

Residents are reminded that the old parking regulations stating residents may park in Guest Parking overnight are *no longer valid*.

A Parking Enforcement Committee has been established with owner Ken Abbott as Chairman. Volunteers are always welcome.



Courtesy Pet Litter Bag Dispensers Installed

Hey dog owners—your job just got a little easier! Thanks to the generous donation from homeowner **Dawn Austin**, two Dogi Pot Courtesy Litter Bag dispensers have been installed for your convenience. One is lo-

cated near the off leash area on Willow Glen and the other is located on the east end of the property near the bioswale. This should make

picking up after your dog very easy. And don't forget—the plastic bag with Fido's poop needs to be disposed of in your own trash can at home.



Safety and Courtesy Issues

Speed Limit is 10mph: Remember to reduce your speed to 10mph once you are within our community. There have been many close calls involving children and speeding vehicles.



Negotiating the Roundabout: Cars within the circle

have the right-of-way and should maintain their speed. Yield to cars already within the circle and travel counterclockwise.

911 Pool Phone: A cell phone for calling 911 is located in the white box by the outside restroom in the pool area. To use: pull the latch and break the seal, press

the red button to turn on and then dial 911. *This phone will only call 911 and cannot be used for any other calls.*

Club House Gate Phone to be installed: Residents holding functions in the Club House will be able to open the gate for their guests from the Club House phone. The Club House will be listed in the phone directory at the main gate for guests to select. This phone will be limited to local outgoing calls.

Board Meeting Schedule: Board Meeting dates vary due to personal schedules of the Board. Three days prior to a scheduled meeting, notices are posted on the mailboxes and

in the Clubhouse. Other means of communication are being discussed.

CMI is your contact point for all questions concerning our community: We employ CMI to manage our administrative needs. When you have a question of policy, rules or an issue with a neighbor, call CMI for assistance. In the case of neighbor-to-neighbor issues, we ask that you first take steps to resolve the issue by talking to your neighbor. Day-to-day questions should be addressed to CMI. Except in an emergency, please do not contact Board members to register your complaints. CMI logs all communication from residents and forwards that information to the Board.