

THE PARKS

Homeowners' Association Inc.

WINTERIZING!

It's hard to imagine that winter is fast approaching. The Association is gearing up to winterize the irrigation system, fountain, and pools. The pools will be closing October 15.

As a reminder to those of you who have never lived in cold climate conditions, it's important to winterize your irrigation systems. Green Planet, the association's landscape subcontractor, is available to do that for you. Please call 318-8411 by October 17, 2005 if you would like to be put on their list. Green Planet charges \$35.00 for the first four zones, plus \$5.00 for any additional zones.

Other things to do around the house during winter are to disconnect any garden hoses from the house and close any venting around the base of your home. It's also good to keep a supply of



some type of ice melt handy and, of course, if you don't have one now, purchase a snow shovel early. If you have flowerpots outside, it's important to either move them into the garage, or empty them. The soil in the containers will freeze and expand – usually damaging any type of clay container.



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MEET YOUR MANAGEMENT

Although the Board of Directors has the authority to implement the rules and regulations of the community and oversee the maintenance of the common areas, it has chosen to retain the services of Central Oregon Community Management to provide the daily oversight of the community's needs. COCM contributes not only 35 years of experience in the form of advice and counsel, but takes care of the numerous tasks which would otherwise make the Board's job as volunteers a full-time occupation.

Together, the Board of Directors and COCM establish policy and direction for the day-to-day operation of our community. If you have concerns or questions regarding the association, common areas, or the community in general, please feel free to contact the Board members or COCM at (541)-318-0704, or send them an e-mail at info@cocommunitymanagement.com.

GARDENING TIPS

- The trees are changing color, and the perennial plants are starting to lose their leaves. Summer came and went too fast. If you are looking for a plant that flowers in the fall, Clematis is a great climber with beautiful flowers in spring and fall. This is a perennial and will make any trellis a beauty to behold.
- One of our members reminds us that Aspen Trees can become the monster of the neighborhood sending roots and small trees everywhere. Talk with one of our local nurseries to make sure what your plant won't encroach or choke out other landscape.
- While it seems to be too early to think of next Spring, a recent article in The Bulletin reports about new varieties of snapdragons won't croak once the bee pollinates the flower (most do), a plum-colored salvia that looks great with silver-leaved plants, and ever more colors in bullet-proof petunias. These are all annual color.
- To winterize your turf and give it a little root boost through the winter, look at some of the fertilizers available for this purpose. It really gives your grass a step up next spring.

SNOW REMOVAL

The Association has contracted with Green Planet for the snow removal on the streets, alleyways and any sidewalks or pedestrian paths adjacent to common areas. Homeowners are responsible for keeping their walkways, driveways, and adjacent sidewalks/pedestrian paths clear. Green Planet will start snow removal after the first two inches of snow remains on the ground. If we have a really heavy snowstorm lasting all day, Green Planet would remove snow two times during that day. If you have any questions about snow removal, please call Central Oregon Community Management, 318-0704, and talk with Lynnda Anderson.

VANDALISM OR ???

Landon Janitorial and Tronite Security Patrol report that the bathrooms at the Rec Centre have been trashed with toilet paper, walls were urinated upon, and the heating system turned up to 90 degrees. During the summer, pool furniture was thrown into the pool. It's the responsibility for every member and tenant/resident to keep the amenities clean and keep children under control. Management encourages everyone to review the pool rules that are posted at the Rec Centre. **Please remember, the common assets belong to you.** Repairs or extra costs relate to higher homeowners' dues.

REMINDERS

- **Repeat Pet Peeves:** OK, you love your pet and want them to have fun running in the park. Unfortunately, the leash law applies to our common areas and pet owners are encouraged to be responsible in keeping your pets under control. It's important to pick up after them as well. The City has created several doggie parks to allow that free running, playing activity for your pets. Take advantage of the City Parks for that activity and be respectful of your neighbors' enjoyment of our community parks. Thanks for your consideration.
- **Parking at The Parks:** Per The Parks Covenants, Conditions, and Restrictions, homeowners and tenant/residents are not to use the street as a matter of course to park cars. The Board of Directors has asked that the restriction be aggressively enforced. That means if a vehicle is noted as always on the street, and after notification or citations are issued there is no compliance, then a fine per the Financial Penalties Resolution will be invoked. Thank you for keeping your streets aesthetically pleasing to visitors and guests and complying to the governing documents for The Parks.
- **Backflow Testing:** On each house, a backflow device or anti-siphon valve has been installed to protect the main water source. The device stops any water re-entering the main line that services all of the homes. The City has not enforced it yet, except for those who have had to recertify because of some required repair. Each device should be tested and certified each year. The other water districts servicing Bend demand testing. It is important to protect the water. Talk with your neighbors. Bend Backflow Testing Service, 312-8261, will discount their cost of \$35.00 to \$30.00 for five backflows and \$25 for ten backflows. The Association's backflows are tested each year and members are encouraged to do the same, whether the City is enforcing it or not – again, help protect your water source.

FROM YOUR COMMUNITY MANAGER

I want to thank all of the members for communicating concerns about the common areas and suggestions on how to make our community better. It really helps to have your input. Again, the Board of Directors and Management feel the members' observations are important. Please don't hesitate to call with anything that needs attention.

How often we forget to thank those who work so hard. I want to thank **Tom Busik of Green Planet** in working to improve our parks' landscape in addition to keeping our fountain running properly. **Randy LeBlanc, our maintenance guy**, has restained the gazebos and repaired some of our mailbox stands and signs. **Terry of Summit Electric** repaired the electrical system and replaced light bulbs at one of our parks. **Ray Austin, in the warranty department**, had all of the repairs we needed done immediately at the Rec Centre. **Landon Janitorial** kept our poolside and bathrooms cleaned. **Nick at Specialized Pool Service** has worked very hard and given great attention to our pools during the summer. **Tronite Security Patrol** has protected the Rec Centre, patrolled the community streets and responded to homeowners calls. And last, but not least, to the **Board of Directors — David Cady, President; Deborah Flagan, Vice President; Colleen Buckendorf, Secretary; and Directors Sylvia Morrison and Bill Flinn** — for their wise direction and support.

The Board of Directors and Management wish each and every one of you a happy, safe, and sane Holiday Season.

Lynnda Anderson, Community Manager
Central Oregon Community Management