

THE PARKS

Homeowners' Association Inc.

WELCOME!

Welcome to The Parks! We are pleased that you have chosen to join our community and as a new homeowner, we know you will want to help us maintain the very assets that first attracted you to The Parkscommunity.

The expectations associated with owning a Parks home are called the Declaration of Covenants, Conditions, and Restrictions, or the "CC&R's", for which the owner of each lot is subject. The CC&R's allow architectural control of exterior changes to your home and lot, so it's very important to read and understand them. Plans for exterior changes to homes and lots are reviewed by an Architectural Review Committee to ensure that those changes integrate well into the existing design of the neighborhood.

Since you are now a homeowner in our community, you have also become a member of The Parks Homeowners' Association. The Homeowners' Association is a non-profit



corporation whose principal functions are to maintain the common areas, manage the Association's finances, and enforce the guidelines in the CC&R's. Members of the Association pay assessments in accordance with the budget and elect a Board of Directors to implement the rules and regulations of the community.



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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.

WINTER TIPS

With Old Man Winter on his way, we look forward to that time of year to experience Central Oregon's Winter Wonderland. As beautiful as our snowfall is, it can also be very challenging and treacherous.

Please keep your walkways and driveways free of snow and ice. Homeowners are responsible for any sidewalk and pedestrian path adjacent to their property. The association will remove snow from Association roadways and alleys. Broken Top Community Association (BTCA) is responsible for snow removal along Metolius and the entry on Devils Lake.

WINTER DRIVING TIPS

- Slow Down
- Leave room between you and the vehicle in front of you.
- Anticipate stopping well in advance.
- While studded tires, four-wheel and all-wheel drive help in snow/ice conditions, your vehicle will not respond in the same manner it would with dry conditions.

Also, please do not park in the alleyways. Obstacles hinder snow removal. Even on the private streets, it's best to keep your vehicles in the garage (it's also a requirement per the CC&Rs).

HOLIDAY LIGHTING

There is nothing as beautiful as the holiday lights to get us in the mood for the most "WONDERFUL TIME OF THE YEAR." Holiday lights may go up on Thanksgiving, and must be removed by January 20th.

HOLIDAY TIPS

If you plan on being out of town, let your neighbors know and ask that they keep an eye on your property. Have one of your neighbors pick up any newspapers or advertisements that may have been left and make sure that your mail is secured. The post office can hold your mail until your return.

HONORABLE MENTION

We would like to extend our appreciation for the many volunteer hours our Board of Directors donates to keeping our community such a lovely place in which to live.

- President Sylvia Morrison and Director Dave Vogt represent the Task Force investigating solutions with the BTCA for the entry flooding.
- Treasurer Eric Eidler acts as chairman of the Facilities Committee that oversees the maintenance of the common areas.
- Secretary Julian Wright and Director Dave Vogt serve on the Design Review Committee.
- Vice President Chuck Arnold is the alternate on all of the committees if needed.

The Board members' involvement in maintaining property values, enhancing the community values, and their wise direction for the Association's future is invaluable, and IT IS TRULY APPRECIATED!!!

Homeowners please be respectful of your Board Members' family times or home lives. If you have issues or concerns you would like to discuss, the Board would greatly appreciate hearing from you at a Board Meeting.