

THE PARKS

Community News

NEW BOARD MEMBERS' APPOINTMENTS

At our February 24, 2005 membership meeting held at the Original Pancake House, two homeowners were appointed to the Board of Directors. Per the newly recorded Covenants, Conditions and Restrictions and Bylaws (copies were either given at the meeting or mailed to you), one of the more important changes required appointing two homeowners to the Interim Board.

Please welcome Sylvia Morrison and Bill Flinn. Sylvia has been actively involved in the secession process from Broken Top. Her historic knowledge about the Association is invaluable. Bill Flinn's background is in law and he, also, will be a great addition to the Board. Both members relayed their hopes to continue being members of the Board when the community is turned-over to the homeowners. Again, congratulations to Sylvia and Bill.

Appreciation is also extended to Diane Reed and Sue McWilliams in announcing their candidacy for the available homeowner Board positions.

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This is the second edition of The Parks' quarterly newsletter. Our members inspired some of the following articles. Please feel free to submit articles or information that we can add to our next *Community News*. As your Community Manager, it's always a pleasure to hear from you regarding our Association's challenges or just wanting to share some good information.

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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.

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The Parks Board of Directors are: David Cady, President; Deborah Flagan, Vice President; Colleen Buckendorf, Secretary, Sylvia Morrison, Director; Bill Flinn, Director.

If you missed the meeting, the following agenda items were discussed:

- Update of the Parks/BTCA Separation given by Shawn Holm, Mountain Crest Homes
- Discussion about the new CC&R's and Bylaws given by Steve Brodehl, Northwest Community Management
- The Parks Homeowners' Association's new role incorporating changes to the management of the community and the additional maintenance obligations for the Association.
- Budget review of the added maintenance and obligations for reserves discussed by Steve Brodehl, Northwest Community Management.

It was a good meeting – and if you missed this one, please join us when another membership/Board meeting is announced.

PET PEEVES

As with each community, a common challenge is between those who own pets responsibly, those who have no pets, and those who are not responsible pet owners.

The Parks is no exception. The Board has adopted restrictions so that peace can be achieved for those who want to use the parks without stepping into Fido's droppings. Also, Fido has a tendency of wanting to chase joggers, children

running and playing, or just being really friendly – it's his nature. This applies to kitties as well. No one likes to be surprised by little gifts left in their garden by a neighbor's cat.

Please help by immediately picking up after your pets and keeping your pets on leashes while enjoying the community's common areas. What your pet leaves -- please take home.

Thanks for being a good neighbor.

GARDENING IN THE PARKS

If you are new to the Bend community, you may find some gardening challenges. Bend is unique because there are varied growing regions (those numbers that all garden books have). Bend is somewhere in the 3 to 5 growing scale. Some helpful tips might be had from a neighbor who's lived in the Parks for a while or your local nursery. Unfortunately, some of the major stores such as Lowe's or Home Depot may bring in plants from out of the area and they have difficulty acclimating.

One of our homeowner's is having Black Butte Seed Company treating his Ponderosa Pines. Black Butte injected some type of nutrient rich component into the ground to strengthen the root growth. Some of

you have had trees that have died. Originally it was thought that with the ground water level being high and with new landscape being installed around the established Ponderosa's that the trees were just getting too much water. That is still a possibility. Per Black Butte Seed Company, the problem may be with the installation of roads, driveways, and hardscape that surround the mature trees which restricts or damage root growth. Unfortunately, the infrastructures were necessary in developing our community. If you have a sickly tree, you might want to contact either Black Butte Seed Company or your local nursery grower.

Keep in mind that the Bend weather can change in 10 minutes. Frost can be seen any night of the year (including August). Plants that are susceptible to frost damage can be covered with a tarp or sheet to help protect them. There is also a Hardy Plant Society of Oregon. You can check them out at www.hardyplantsociety.org.

If any of you have advice to share with your neighbors about what works and what doesn't work – contact Lynnda Anderson (318-0704) and your comments will be added in the next newsletter.

THE PARKS' WEBSITE

We are pleased to announce that The Parks Homeowners' Association now has a new community website!

www.theparkshoa.org

It will include answers to frequently-asked questions, the Association's documents (i.e. CC&R's, Bylaws, Design Guidelines), our newsletter, and other helpful information. Have suggestions? Call our community manager, Lynnda Anderson (318-0704), with your suggestions for items to be added to the site.

PARKING IN THE PARKS

It's close to summertime when the toys are cleaned up and tents and sleeping bags are aired out. Just a reminder to those who camp, boat, or recreate and those who are going through construction, garden clean up or who generally use street parking to follow our community rules.

Per The Parks' governing documents it states in part: "Except as may otherwise be provided in the Rules and Regulations of the Association, overnight parking of boats, trailers, motorcycles, commercial vehicles, mobile homes, campers or other recreational vehicles or equipment, regardless of weight, and overnight parking of any other vehicles with a gross vehicle weight in excess of 9,000 pounds shall not be allowed on an part of the Property or on public streets **excepting that recreational vehicles and trailers may be parked on public roads, excluding alleyways, for up to 72 hours with permission of a Parks' homeowner.** Such parking may not interfere with rights of way, street visual access, or safety. Vehicles may not be used for storage of materials for more than forty-eight (48) hours without approval from the Architectural Review Committee. **EACH OWNER SHALL PROVIDE ADEQUATE OFF-STREET PARKING ON SUCH OWNER'S LOT FOR PARKING OF VEHICLES OWNED BY SUCH OWNER AND SHALL NOT PARK THE OWNER'S VEHICLES ON ADJACENT ROADS OR STREETS AS A MATTER OF COURSE. ANY VEHICLE PARKED IN VIOLATION OF THIS SECTION CAN BE TOWED OR IMPOUNDED. . . "**

If you are an off-site owner and rent/lease your property, please advise your tenants of these parking restrictions as well. The Association management and Board ask for all residents' cooperation. The goal is informing not towing.

It has also been noted that some of our residents who park on the street are actually parked on the grass or gravel strips between the walking paths and street. Please be careful when temporarily utilizing the street parking. Remember, damage costs.

REVISED DESIGN GUIDELINES FOR THE PARKS

All homeowners will be receiving the newly revised Design Guidelines for the Parks. With the secession from Broken Top, The Parks Association, through either the Board of Directors or an appointment of a Design Review Committee, will be responsible for reviewing all applications submitted by homeowners for improvements to their properties. Please read these guidelines when you receive them. It's an important part of each homeowner's obligation to submit and receive approval of plans before beginning construction.

Thanks for your participation.

The Board of Directors and Management team strive to enhance, protect, and increase the enjoyment of your community.

Should you have comments, questions, or advice as to how you may be better served as a member of The Parks Homeowners' Association, please do not hesitate to contact Lynnda Anderson, your Community Manager, at 318-0704 or by e-mail:

lynnda@nwcommunity.com

POOL OPENING PLANS AND REC CENTRE KEYS

While we are basking in sunlight, Bend's weather is still a little unstable to safely open the pools. Plans are being made to open the Rec Centre and Pools the weekend of May 28, which coincides with the Memorial Day holiday.

Please contact Lynnda Anderson, the Community Manager, at 318-0704 if you have yet to receive a key for the Rec Centre. If you are a new member, an orientation will be set up for you. Lynnda will give you an overview of The Parks community and answer any questions you might have about the Association.

TRASH SERVICE INFORMATION

Did you know that being part of Broken Top, members were automatically charged for non-curb service by Cascade Disposal? Your cost is \$1.15/per 32-gallon container/month higher because of the restriction of curbside service (even though some of you place your containers at the curb). Members were also restricted from receiving (free) roll cans for curbside service only from Cascade.

With the secession, you now have a choice for services provided. Cascade Disposal has been notified of the secession. If you wish to contact them to see what options are available, please call Cascade at 382-6660. Remember, except on trash pick-up day, trash containers, and recycle containers are to be removed from view from the street and neighboring properties.

