

THE PARKS

Homeowners' Association Inc.

WELCOME!

Each new season is a time for us to reconnect with each member of the Parks community. We have designed a newsletter that will be sent out four times throughout the year just as the seasons change. We are excited to have our first newsletter presented to all of the members of the Parks Homeowners' Association.

If you are interested in adding to the newsletter about a community event, please contact Lynnda Anderson at lynnda@nwcommunity.com. The newsletter is the first basis of communication between the members, the board, and the management company. Please use this as a way to communicate with each other about the Parks community. We are a team with like goals that will maintain, enhance, and protect the common interests of the Parks as well as our property values.



The Board and Management are dedicated to the task of insuring maintenance needs are met, CC&R's are upheld and that the financial health of the Association is maintained. However, the most important goal of the association is to ensure that the members have an avenue to communicate and be heard.



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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.

SEPARATION REQUEST FROM BTCA

Enclosed is an update from the BTCA regarding the request for separation from The Parks homeowners. This insert was sent out in the September Newsletter from the BTCA to all members. As you will see the BTCA states that a resolution will not be completed until the first part of 2005.

Please note that the Parks Homeowner dues will be sent out on a monthly basis until the separation request is determined by the BTCA. When a final decision has been concluded by the BTCA, The Parks' invoices will then be sent on a quarterly basis.

The Board and staff wish members and their families a happy, safe, and sane holiday season.

NEW NEIGHBORS

As you may have noticed, phase 3 is underway and a few of the homes are just reaching completion. The Parks neighborhood has been wonderfully received and more and more individuals want to live in our community. Take pride in what you have created for the response is extremely positive about uniqueness and serenity of the community.

A total of eight new members will be moved in by years end. Please welcome these new members as you see them.

Should you have any questions about your community, please contact Lynnda Anderson, our Community Manager at

541-318-0704
lynnda@nwcommunity.com

Remember, communication is the first step to "Community."

ANNUAL MEETING

You are cordially invited to attend the Annual Meeting.

Date:
Wednesday, November 10

Time:
6:30 PM

Place:
**The Original Pancake House
1025 SW Donovan Avenue
(Near Colorado & Century Dr.)**

Some of the items to be discussed in the Annual Meeting are:

- What is an Association and how do you become a member
- Overview of negotiations with BTCA for secession

Winter Schedules

- The community Park Centre will close October 18, 2004.
- The basketball court next to the pool area is ready for use for the no-snow, warm winter afternoons. Enjoy!
- If you haven't picked up your key to the Park Centre, winter would be a good time to schedule an appointment. Please contact Lynnda at 318-0704.

Winter Weather Tips

- The foundation vents should be closed during the winter months and reopened in spring. This will help moderate your heat bills.
- When attempting to "de-ice" your cement walkways, do not use salt of any kind. Although it will melt the ice effectively, it also breaks down the surface of your cement. Check the local home supply store for other solutions.
- If you have exterior water features (hoses, fountains, bird baths, irrigation systems, etc.), be sure they are blown clear of any moisture before the freezing temperatures arrive.

Holiday Season Tips

- If you plan on being out of town, advise a neighbor. Let them know where you may be reached.
- Out of Town – keep a light on. Don't let your home look abandoned. Have a neighbor pick up newspapers and advertisements.
- Make sure that your mail is secure – either going out or coming in.
- Don't light up a dry Christmas tree. Keep candles away from flammables.