



## HAPPENINGS IN THE PARKS

Winter Newsletter December 2009

[www.theparkshoa.org](http://www.theparkshoa.org)

### MANAGER'S CORNER

Well, another year is drawing to an end. As they say – where does the time go?

The pool season was a success. NWAM has taken over the management of the pool and the season ran fairly well. We did have a few problems with severe storms that blew a lot of debris into the pool and we had to close for a day for maintenance. The pool really gets a lot of use and we work hard to keep it and the restrooms clean and in good order. We appreciate any help we can get, especially when it comes to supervising kids in the restrooms. Next season will be even better now that we have a year under our belts.

We have also worked with the Board to enforce the documents of the Association. We strive to do this in a friendly, fair and consistent manner and we appreciate your cooperation. This really helps to maintain property values and quality day-to-day livability in The Parks.

Botanical Developments did a good job with the landscaping this season. We are working on ways to conserve water but keep everything green because water rates are going to rise next year and we want to stay in budget.

It's snow season and we try to balance out snow removal with costs. We depleted our budget in one storm last year so we have to keep a close eye on when we plow. We understand that this may cause an inconvenience to some. Please call our office at 617-3863 with complaints or concerns.

I always give the pitch for good dedicated snow tires or “studless snow tires” for the winter. There are many good brands but you can google “Tire Rack” and read reviews on dedicated snow tires. (I like Dunlop 3D's but there are many other good brands) I have lived in Central Oregon for 30 years and highly recommend running dedicated snow tires on your vehicles. They all have little mountains on the side and this designates them as traction control devices just like chains. They really do make an incredible difference!

We wish you all a very merry Holiday Season and New Year. We look forward to a positive and prosperous 2010!

Best Regards,

*Jim Prehoda*

Northwest Association Management

### COMMITTEE REPORTS

#### **Architectural Review Committee**

- The **ARC Fast Track** form is available on the web site. This form includes instructions on use. You may fast track your ARC application process when repainting your house the exact same color or restaining your fence the approved color (Sherman-Williams Semi Transparent Mushroom). All other projects still require the existing ARC application.
- Once a project has been approved, a green **Approval Notice** can be obtained from the management company to post onsite while work is being completed.

- **Open wood-burning fires** are not permitted in the neighborhood as per CC&Rs and City of Bend Code.
- The Architectural Review Committee needs another member. Please contact the chair, Julian Wright (541.410.3209), if you are interested in getting involved.

### **Communications Committee**

- **Website News**- Check out the web for updates and news; draft minutes are now being posted after all board meetings. Also, there is now a **neighborhood map** available under Documents.
- The Newsletter schedule has been revised. It will now be published and distributed three times per year (Spring, Fall, and Winter). Each issue is also posted on the website.

### **COMMUNITY NEWS**

- **Snow removal** in common areas will be completed by our contractor, Botanical Developments. Please keep in mind that we pay for our own snow removal on streets and alleys within the neighborhood. These areas will be plowed when snow accumulation is 4 inches or more. Don't forget that homeowners are responsible for snow removal on sidewalks in front and alongside of their homes.
- NWAM, at the request of the Board, is actively enforcing the **HOA Parking Resolution** (see web site for details). Violators will receive a sticker on the driver's side window for the first offense and face fines for each subsequent offense.
- **Metolius Drive** is now a city street, so maintenance, repairs and snow removal on that road are the responsibility of the City of Bend, not The Parks HOA.

- It is holiday time and the neighborhood is beginning to look festive. Don't forget that **lights and decorations** must be removed by thirty days after the holiday.
- **Dog owners** reminder: please remember to always pick up after your pets. Take advantage of stations with plastic bags available throughout the development – and don't leave buried treasures under the snow!
- Residents of The Parks neighborhood enjoy a great quality of life in a wonderful setting. The neighborhood atmosphere provides a wonderful place to live and play. Homeowners rely on each other to maintain the appearance and value of properties within The Parks. Currently a **weekly assessment** is performed to monitor for general compliance infractions. In an effort to facilitate long-term aesthetics, members of the Board of Directors recently completed a yearly walkthrough to advise homeowners of needed larger-scale maintenance. Properties needing attention were notified; homeowners will have ample time to complete the requested projects.
- The Board of Directors has settled on a bimonthly meeting cycle. The next meeting is at 6:30 P.M. on January 13, 2010 in the Cascade Middle School library. We hope to see you there.
- Feel free to get in touch with the Board or the management office and let us know if you have any questions or concerns about the neighborhood. You may comment via the web site or by telephone-whichever you prefer. You can even let us know if we are doing something right too! Positive feedback is always appreciated.