

WALNUT VALLEY HOMEOWNERS ASSOCIATION

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Newsletter Edition: April 2007

Board Meetings

The following Board Meetings have been scheduled for 2007:



Tuesday April 24th at 7PM

This meeting is being held at East County Fire and Rescue Fire Station #1 located at 211 39th Street Washougal, WA.

A message from your President...

Dear Neighbors,
I hope everyone is enjoying the beautiful spring in the Northwest! If you are new in the community.....
Welcome!! Firstly, I want to invite everyone to visit the new Walnut Valley website, www.walnutvalley.org. Thanks to our neighbor and Walnut Valley resident Matt for putting this website together for the community. If you need a great website developer look no further!! On the site you can find the Architectural Request Form (ARC) and also very informative info about our community and the Washougal area. **There are helpful links as well as links to all the past newsletters, CC&Rs, and upcoming Board meetings.** We can also be excited about the completion of the common area space at 49th and K. The completion of this space was quite a challenge as it is actually directly above a storm water drain system for our community. Please do your part by keeping this area clean and for all to enjoy. If you have a lovable pet, please ensure all pet doo-doo is picked up in the event of...an event...:) We also have this area irrigated and are in the process of hiring a maintenance company to keep the area looking great!!!

We are committed to giving the community the biggest bang for the buck! I can assure you that we are doing everything to keep expenses as low as possible. I personally recently met with over 5 landscape companies in order to get the most competitive bid for our community. The dues for our community are set for a 10% increase for 2007. This

will bring our annual dues from \$150 to \$165. After over 2 years and no increases, this is only in sync with the costs involved in all areas. We are still well below most HOA dues. In fact our neighbors are paying approximately \$50 vs \$13.75 month for Walnut Valley.

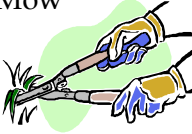
I would like to remind homeowners that as we enter into the warm months to make sure to read their CC&Rs and when applicable submit ARC requests (Architectural Request Form) for any home improvement projects. One of my main concerns as a homeowner is maintaining the competitiveness of Walnut Valley from a seller standpoint. Like it or not, in a high-density subdivision such as ours, any buyer is comparing our neighborhood to others in the area. Consistency and protecting home values is one of the objectives of the HOA and having CC&R's in the community. If either you are a new owner in Walnut Valley, an investor, or if you originally purchased your home with New Traditions, you signed up to abide by the CC&Rs of the community. The last thing the volunteers for our HOA want to have to encounter are issues surrounding homeowners that have not read or followed the CC&R's. It really just comes down to respecting an agreement that began when each of us took ownership of our homes. With that being said, one of the first areas that begins to show inconsistency in many developments is fencing. I want to remind the homeowners that in our community's CC&Rs, it specifically gives the stain # and type of stain to be used. Drive by many communities without CC&R's and you will most likely see a "United Nations of Fences" variation of fence stains. Not that I do not support nor understand an individual's desire to customize, but in high density subdivisions such as ours, this type of thing creates an inconsistency and is most often a **negative** from a buyer's standpoint.

Finally, I hope everyone has an awesome summer. Please drive slowly through the community & when possible keep cars parked in driveways to avoid blind spots with children playing.

Respectfully,
Anthony /Board President

Landscaping Tips

You can maintain a lawn throughout the summer with a minimum amount of care. Mow your lawn regularly with a sharp mower. A 2 1/2 inch height cut is best. Trim the shrubs as needed and keep the lawn and flower beds weed free.



To keep your lawns green and growing during the hot months of July and August, do not water the lawn too often, but when you do, water it deeply. Sandy soils hold less water and need more frequent watering, about once every four to five days. Visit your local home improvement store for more tips.

Exterior Improvements/Landscaping

Please remember to submit an Architectural Request Form before making changes to the exterior of your home.

The form is available at www.walnutvalley.org or by contact The Management Group.



Yard Debris & Garbage

When placing out your trash, recycle or yard debris, please ensure that it is secure. Also, all trash containers and recycle bins must be placed out of sight from the street by midnight on collection day.



Recreational Vehicles

Parking of boats, trailers, motorcycles, mobile homes, campers or other recreational vehicles or equipment and parking of any other vehicles in excess of one ton load capacity, shall not be allowed on any lot, nor on streets or driveways adjacent thereto for more than six hours except only within the confines of an enclosed garage or within the confines of a side or rear yard where such vehicle is fully obscured from public view by vegetation and landscaping approved by the ARC Committee.

Pets

Please remember that the owner must accompany any pet when out in the community. Pet owners are responsible for picking up pet waste immediately. Damage to the common areas by pets is the responsibility of the owner. Any owner reported or seen to allow pet to cause damage will be billed for repair costs.



Speed Limit

Walnut Valley is a small community...SLOW down. There are many children within our community playing throughout. Lets all slow down and ensure that there aren't any unfortunate accidents. We thank you all in advance for your cooperation.



Assessment Update

The dues for 2007 were raised by \$15 but have not been billed yet. This is just a note to let you know that next semi annual billing cycle will be for the regular \$75 plus the \$15 which totals \$90 that will be due in July.