

# WALNUT VALLEY HOMEOWNERS ASSOCIATION

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## Board Meetings

The following Board Meetings have been scheduled for 2006:



Wednesday, May 17<sup>th</sup> @ 7 p.m.

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

## Board Members

Your community has a newly elected Board of Directors, which makes the day-to-day business decisions for the Association. The Board is made up of homeowners living in our community.

The Board of Directors is as follows:

Anthony Allen, President	3 year term
Misty Young, Treasurer	2 year term
Janine Devincenzi, Secretary	1 year term

Please make them feel welcome and come out to the board meetings to support them!

## A message from your President...

I am excited to be a part of the Board of Directors and serving the homeowners of Walnut Valley. We are currently working with New Traditions on the entry into the subdivision at J&49th. A nice "front door" to our community will definitely enhance the value of our investment. As the summer approaches and we see the long awaited sun again (finally!), many of us will be taking on home improvement projects. I want to encourage the homeowners to revisit their CC&R's if they have any question about a particular project. The reality is that we live in what is referred to as "high density housing." The last thing anyone wants after making a financial and time investment in a project is to later find out it is not permitted per the CC&R's. This information should be with your sales agreement but also any

questions regarding specifics of the CC&Rs can be directed toward The Management Group. So before painting the fence purple or placing a 20ft high yard Gnome in the yard (I actually love yard Gnomes!) take the appropriate steps per the CC&Rs.

I look forward to meeting you at our next homeowners meeting!

-Anthony  
Board President

## Infraction Process

With our Association being fairly new and many owners having moved in and possibly not knowing the guidelines for the community, the new Board of Directors would like to ensure that all owners know about the compliance policies and how enforcement works. Below is a brief outline regarding enforcement and how the infraction process works.

**What are the guidelines being used to write up violations and who determines what is a violation?**

The Managing Agent has been contracted to complete monthly compliance inspections beginning June 1, 2006. Any violations that are noted at that time by the Managing Agent are then documented and the owner notified. If yards are generally taller than 4 inches in height, brown from lack of water or weeds sprouting throughout, this generally would be considered a violation. Violation notices will also be sent out if the parking strip is not being maintained including the trees, weed infestation growing out from under the fences and is visible from the street, trash cans left out, parking, leasing of units without approval, oil stains in the driveway, exterior alterations without approval, etc. When in doubt, the Managing Agent defers to the Board for direction. The Managing Agent also responds

to complaints by other residents, which are routinely received.

### What is the fee schedule and escalation process for violations and how are they being enforced?

When a violation is noted whether by managing agent inspection or reported by a homeowner, a Friendly Reminder is sent out to the owner. This requests that the violation be corrected or contact made with the Managing Agent within 15 days of the date of the letter. If the violation has not been corrected by the next compliance inspection or an additional complaint is received (after 15 days), a Notice to Correct letter is sent to the owner. This Notice to Correct provides an additional 15 days to correct the noted violation and/or contact the Managing Agent or a fine will be imposed per the fine schedule. If in an additional 15 days the violation has not yet been corrected and no contact made, a fine of \$25 is imposed upon the owner in violation. A letter is sent to the owner informing them of the imposition of the fine. If an additional 15 days passes without compliance or receipt of an additional complaint a fine of \$75 is imposed. Once the \$75 fine has been imposed, a 3<sup>rd</sup> complaint or non-compliance for an additional 15 days the fine imposed will be \$100. Thereafter, a fine of \$150 will continue to be assessed every 30 days until the violation is remedied. Violations are progressive, i.e. any complaints of the same nature within a 12-month period will escalate the level of enforcement to the next step. Enforcement does not begin at the beginning with a Friendly Reminder; with each letter the owner is offered the opportunity to request a hearing with the Board and a form is provided for the owner to complete and submit stating why they feel they are not in violation or provide a timeline for rectifying. **A violation is in place for at least 30 days before any fine is ever imposed.**

If you receive an infraction letter and there are extenuating circumstances, the situation is temporary; you feel you have not violated any rules, etc., **communication is the key.** Please call the Management Group – communication will discontinue distribution of additional compliance letters being sent until the owner has the opportunity to discuss further with the manager or the Board of Directors.

Community living requires the full cooperation of all residents. It is important that each owner/resident familiarize themselves with the governing documents in order to ensure that all residents of Walnut Valley community enjoy the quality of life to which they are entitled. The success of any community is founded on the basic principles of common decency, respect, and consideration for the basic rights of neighbors.

### Neighborhood Entrance Sign/Landscape

The Board of Directors has been provided a proposed plan for landscaping at the entrance to our community. The initial plan does not include entrance signage informing visitors that they are entering “Walnut Valley”. The Board is currently in negotiations for irrigation, turf and possible signage. If you would like more information on this topic, please attend the Board Meeting that is scheduled in May. The proposed plan will be available for review by owners.

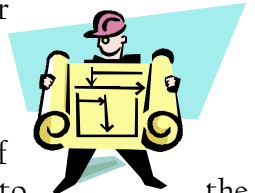
### Yard Debris & Garbage



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.

### Exterior Improvements/Landscaping

With spring approaching, we would like to remind all homeowners that any and all exterior modifications or improvements must first obtain ARC approval from the community. Enclosed with this newsletter is the ARC Form. If you have made improvements or alterations to your front or rear yard, please submit this for approval prior to June 1<sup>st</sup>. No fines or penalties will be assessed to owners who unknowingly moved forward with these alterations without approval if the request is received prior to the June 1<sup>st</sup> deadline. If you have not yet made improvements and have plans to, please submit **PRIOR** to beginning. If you are unsure whether you need approval, please contact the Managing Agent.



When making plans to improve your yard, please consider the property lines, pre-installed drainage, grading, City of Washougal permit requirements, etc.

The ARC Committee consists of members who are all volunteer owners within our community. If you are interested in volunteering for this committee, please contact the Managing Agent. When planning exterior improvements, please allow for the 30 days for review. Sometimes the review period is less, but it cannot be guaranteed. As soon as the approval or denial is received from the Committee, the Managing Agent will send out a letter informing the owner of the decision.

### Fence Maintenance

Please be aware that maintenance of your exterior fence is required. This includes sealing to protect from graying or water staining from irrigation. If you would like to stain or paint your fence, please submit an application for approval from the ARC committee.

### 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.

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. *Water clay or silty soils about once a week.* Sandy soils hold less water and need more



frequent watering, about once every five days.

The average water loss from a grass-covered area through evaporation is about one inch per week. This may go even higher in the hot days of summer. How long does a sprinkler need to run to apply an inch of water? For the average water pressure and average size hose it takes about two to three hours. If your hose is smaller or your water pressure lower than normal, it will take longer to water your lawn.

One way to check your particular set-up is to place small straight-sided tin cans at different locations in the sprinkling area. Catch the water for an hour. Then, measure the depth of water in the can with a ruler to calculate the rate of your sprinkler. This simple method will also give you an idea of the distribution pattern of your sprinkler.

Watering your lawn can keep it green throughout the summer. However, remember that when you water frequently and lightly you encourage the lawn to develop shallow roots. This makes the lawn prone to damage if the top layer of soil dries out. Shallow rooted lawns are also more susceptible to disease and insect problems.

### 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.

### Name Change / Change of Address

Although all of you are brand new owners, life happens. And as we all know, unexpected changes, moves, etc. do pop up every once in awhile. If you find yourself with a name change, or a change of ownership due to marriage, separation, divorce or any other reason, please be aware that you must submit copies of appropriate documentation before The Management Group, Inc. can remove, add or change a name. Copy of a divorce decree, marriage license, driver's license, etc. would be appropriate. TMG is required to obtain the same verification that the DMV, Social Security or credit card companies must have in order to process these types of request. Without this information, names cannot be added, ex-spouses cannot be removed or name changes cannot be addressed. Owners can mail in the documentation or e-mail to the Managing Agent at the addresses above.