

Spring Meadow HOA

2165 53rd Ave SW

Albany, OR 97321

<http://springmeadow-hoa.org>

June 29, 2006

Dear Homeowner:

We are inviting you to the Annual Meeting of the Spring Meadow Home Owners Association (HOA) and notifying you of some Association rules and ongoing business. We hope you can appreciate that we have been working hard for the good of the community and that we are trying diligently to perform the duties that have been outlined for us by the Bylaws and CC&Rs of Spring Meadow.

There are a number of important pieces of information included in this mailing that have an impact on your life in our community; so please take a few minutes to review this packet.

Information

- Annual Meeting
- Election of Directors of the Board
- Architectural Control Committee
- Approved Structures
- CC&Rs
- Enforcement
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- Budget
- 2006 Assessment
- Traffic Safety Committee
- Additional Questions?

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- Annual Meeting Agenda
- Annual Budget

Annual Meeting

The annual meeting of the Spring Meadow HOA will be held at **7:00 PM on July 25th at LBCC Forum 104**. Several important issues will be addressed at this meeting. We encourage you to attend so that your voice can be heard. See the enclosed meeting agenda for additional information.

If you have a disability that requires any special accommodations in order to attend the Annual Meeting, please contact the Board via the Association website or through US Postal mail to explain your needs.

Election of Directors of the Board

Due to end of terms and resignations, there are three open positions on the Board of Directors. As outlined in the Association Bylaws, the members (property owners) present at the Annual Meeting will elect three new Directors to serve two year terms of office. If you are interested, please contact the Board ahead of time or plan on attending the annual meeting.

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Architectural Control Committee

Some people do not seem to realize that the construction of any structure on their property including but not limited to sheds, fences, awnings, decks, etc must be approved in writing by the Association's Architectural Control Committee (ACC). The ACC is a committee of 5 members that the Board is required by the Bylaws to appoint. The ACC's role is to insure that the neighborhood is created and maintained in a manner in which structures, landscaping, and property are in harmony with one another and do not infringe on the rights of other property owners.

Approved Structures

The Board has approved and published sets of rules for pre-approval of some outbuildings, decks, awnings, and fences that meet specific criteria. If a property owner wants to construct something that does not meet the pre-approved rules they can request approval by submitting a modification request form. Both the Modification Request form and the various rules may be downloaded from the Association website at <http://springmeadow-hoa.org/scripts/acc.asp>.

CC&Rs

One of the primary duties of the Board of Directors is to interpret and enforce the CC&Rs. Some members do not seem to be aware of the CC&Rs, while others have purchased their homes with the expectation that the CC&Rs would be properly enforced. Whether everyone realizes it or not, they agreed to abide by the CC&Rs when they purchased their home. The CC&Rs exist to help provide a neighborhood that is both beautiful and safe and to help protect and increase everyone's property values.

If a violation is brought to the Board's attention, it is the Board's duty to enforce the CC&Rs. A complaint form is available from any Board member, via download from the Association website, or at Association meetings for anyone wanting to bring a violation to the Board or ACC's attention. The Board or ACC will only investigate signed complaints that are in writing and on the proper form. The most common violation complaints are in regards to trash cans not being screened, basketball hoops in the street, unfinished or unkept yards, and boats, trailers and RVs that are improperly parked. All members can save the Association time and money by paying special attention to these sections of the CC&Rs.

A few members have expressed a desire to amend or modify the CC&Rs. The Board is open to this option, but it is a fairly complex, serious, and potentially expensive undertaking that is surrounded by a number of rules and laws that control how it can be done. Further, as outlined in the CC&Rs a 75% majority of all property owners would have to vote in favor of any change in order for it to pass and it must also be approved by the Declarant of the CC&Rs (i.e. the developer). Other members have mentioned that they would like to dissolve the Association or the CC&Rs. As outlined in the CC&Rs, they are binding until January 1, 2020 at which time they are automatically extended for successive 10 year periods unless they are changed or revoked in writing by a majority vote of the of the property owners.

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Enforcement

As allowed by the CC&Rs and Oregon State Revised Statutes, the Board has the power to fine property owners that are in violation of the CC&Rs and to place a lien on the property until the violation is resolved.

Violation Fines

If a member is ever found to be in violation, they will always be given at least 30 days notice to resolve the issue and a chance to have a hearing with the Board to explain any extenuating circumstances. Should the Board or ACC receive a credible complaint about any property, the property owner and occupant will always be notified via the US Postal Service or other registered carrier and the notification will always include an explanation of the issue at hand. We understand that many violations are simply the result of a misunderstanding. Because of this we will frequently also contact the property owner in person to help explain the issue at hand.

Budget

The 2006 budget was created based on the previous year's expenses and known future obligations. It is our best guess where the funds for the year will be spent, but it does not mean that the funds will be spent that way. Any funds left over remain the property of the Association and can be used for approved capital expenditures or to offset future assessments. If you misplace your copy of the budget, it can be downloaded from the Association website.

Some members have questions regarding how much the Board members get paid. The Board is a cross-section of unpaid volunteers from your neighborhood. They are elected at the annual meeting or appointed as needed to fill un-completed terms.

You will note that nearly half of the budget for 2006 is dedicated to a reserve contingency. At the 2005 March Turnover Meeting, the Board received a Promissory note signed by the previous Association President allegedly obligating the Association to pay the development company nearly an additional \$120,000 for costs of common area development.

The Board has performed its due diligence to verify that this is a legitimate debt. After detailed investigation, consultation with legal council, and lengthy negotiations, this amount was reduced to \$60,000. We are in the process of retiring this debt as soon as possible. Payments of \$40,000 have been made thus far, with the balance of \$20,000 due in March 2007.

2006 Assessment

After beginning the fine and lien process on the last two non paying properties, the Board has received or made arrangement to receive all payments of the 2006 assessment. The Board firmly believes that it is not fair for some individuals to avoid making the required payment while the majority of members carry the burden. The Board will not allow this to happen and is prepared to perform its duty.

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Traffic & Safety Committee

One of the items that HOA members repeatedly request the Board to address is the safety of our streets for residents and children. All too frequently, drivers are endangering pedestrians by reckless or careless behavior. The two most common complaints are speeding cars and driving through Stop Signs. Some members have gone directly to Albany's City Traffic Planning Department to seek remedy. Currently, two Board members are participating with these residents to implement traffic calming measures on Chinook Drive. It is the Board's goal to have a comprehensive traffic plan for the entire Spring Meadows neighborhood. Your support may be required to help our city officials understand the seriousness of this issue.

Additional Questions

Do you still have lingering questions about the Association or the Board? The Board desires open communication with the membership, but unfortunately, mass mailings like this one are labor intensive to produce and are an expense paid for by the membership via the annual assessment. The Board would like to provide as many less resource intensive avenues for information and communication as is possible. The Board or ACC may always be contacted via the US Postal Service at the Association address of 2165 53rd Ave SW, Albany OR 97321. This address belongs to the Association permanently and does not correspond to any home in the community. Thus, hand delivery of mail and UPS or Fedex shipments are not possible.

The Board or ACC may also be contacted through the Association website at <http://springmeadow-hoa.org>. We have created a Frequently Asked Questions section of the website to address some of the questions that we seem to receive repeatedly. You can rest assured that this Board is working to the best of its ability to represent the neighborhood in a professional manner, to ensure financial accountability, and to enforce the Bylaws and the CC&Rs set forth for our neighborhood.

Sincerely,

Tony Stuckart
Vice President – Acting President
Spring Meadow Homeowners Association

Roberta (Bobbie) Barnhouse - Secretary, Mitch Dietrich, Vern Fowler, Charles (Chuck) Gascoigne - Treasurer, Larry Martin, Mary Ray, Anthony (Tony) Stuckart – Vice President