



Lea Terra Park Courier

President's Message

First of all, WELCOME to Lea Terra Park to all the new homeowners since our last newsletter went out. I believe I met most of you in my walk-throughs with the landscaper.

In 2018 I will be doing the president as well as the landscape duties. We have a new board for 2018 with two new members, Jan Murphy and Tom White, please welcome them to the team.

This year for me was special, I got to travel quite a bit, and attended a couple of very interesting and eye opening seminars/conferences, one of them being an Autism conference in Seattle.

I am thankful for being able to live in this nice community, I am thankful for being able to serve all of you, we are all volunteers on the board, and we all want to best for our community. So please keep that in mind when things are not to your liking.

I am thankful that our neighbor, Debb Ositis, is doing much better, she has been a rock on the board for many years.

I want to wish you a very Blessed Christmas and a Very Happy New Year!

2017-2018 Lea Terra Board of Directors

Karla Marzineck President, Landscape Chair
Tabatha Fallon Vice President and Website
Patricia Brown Secretary
Sue Houseman Architecture Chair
Jan Murphy Treasurer
Tom White Newsletter
Cathi Row Member at Large

2018 HOA Budget Under Review

This year we are projecting a small increase in HOA dues, primarily as a result of prices increase for painting and landscaping, the two largest cost categories in our expenses. We are holding the increase to just under 4.6%, which translates to \$30 per unit every six months.

Even still, Lea Terra HOA has one of the very lowest HOA dues in Beaverton.

However, we are negotiating with the painters and landscapers to reduce their prices, while also looking at alternate bids for more competitive proposals.

Stay tuned for next month's newsletter, which will present all the budget figures for 2017 and 2018 in detail.

Facelift for 13 Units This Spring

This spring, once the weather permits, we will begin painting the following 13 units.

- 8010 SW Connemara Ter. 12607 SW Raintree Dr.
- 8020 SW Connemara Ter. 12613 SW Raintree Dr.
- 8045 SW Connemara Ter. 12619 SW Raintree Dr.
- 8050 SW Connemara Ter. 12625 SW Raintree Dr.
- 8055 SW Connemara Ter. 12633 SW Raintree Dr.
- 8060 SW Connemara Ter. 7840 SW Raintree Dr.
- 7850 SW Raintree Dr.

During December-January, we have arranged for a contractor to perform walk-through inspections at no-cost (to homeowners) for the purpose of identifying dry rot and any other visible impediments that might need to be repaired before painting. The contractor will offer a bid for the necessary repairs.

Homeowners have the option to choose who you would prefer to do the repairs, which must be completed within the following 60 – 80 days after notification.

We are currently on a 7-year cycle for house painting of our 78 units, and considering extending the period to 8 years, which would save money.

Look for your invoice of the semi-annual HOA dues, which are due no later than January 31, 2018



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**SCHEDULE OF FINES – Resolution of the Board of Directors No. 2011-01
Resolution 2006-01, Effective Date: 1 July 2006**

Finable infractions of HOA covenants, conditions and restrictions (CC&Rs)		amount
1.	Unauthorized changes to exterior (CC&Rs Article VII): In addition to the fine the Association may instruct the owner to remove the unauthorized changes at his/her expense.	\$250
2.	Damage to a lot or the improvements thereon when caused through the willful or negligent acts of its owner, the owner's family, the owner's guests or invitees (CC&Rs Article VI, paragraph 2) In the event that the need for maintenance or repair of a lot or the improvements thereon is caused through the willful or negligent acts of its owner, or through the willful or negligent acts of the family, guests or invitees of the owner of the lot needing such maintenance or repair, the cost of such exterior maintenance shall be added to and become part of the assessment to which such lot is subject.	\$250
3.	Obstruction, damage to, or interference with the use of Common Elements (CC&Rs Article II all sections and Article VIII, Sections 2 & 11):	\$100
4.	Unauthorized commercial activities (CC&Rs Article VIII, Sections 1 & 12):	\$250
5.	Offensive or unlawful activities (CC&Rs Article VIII, Sections 2 & 6):	\$25
6.	Un-licensed or inoperable vehicles (CC&Rs Article VIII, Section 4):	\$100
7.	Unsightly exterior items and/or appearance (CC&Rs Article VII and Article VIII Sections 2, 3, 4, 5, 7 & 8): First offense: Subsequent offenses:	\$50 \$100
8.	Animals not attended, animals not on their leash or tether, failure to pick up animal waste (CC&Rs Article VIII, Section 6): First offense: Subsequent offenses:	\$25 \$100
9.	Unauthorized rental of unit (CC&Rs Article VIII, Section 13):	\$500
10.	Interference with contractors hired either by the Association or a fellow owner. NOTE: Under Oregon law the interfering party can also be held liable for any damages –i.e. increased costs, etc. resulting from their interference.	\$100
11.	Other violations of the Declaration, Bylaws or Rules and Regulations not set forth above:	\$50

* The above fines may be imposed on a one-time, each occurrence, or continuing daily, weekly, or monthly basis as determined by the Board of Directors.