



Lea Terra Park Courier

February, 2018

<http://www.leaterrapark.org/>

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Message from your HOA president

First of all Happy New Year, here we are already the end of January and thank goodness we have not had a snow event as we had last year this time.

I want to thank the board members who left the board this last election for all their hard work their steadfastness, their guidance and their friendship. You both served for many years; it was a pleasure working with you. We have two new homeowners on our board. Jan is our new treasurer and Tom will be doing our newsletters.

Every quarter we will highlight something from our governing documents (CC&Rs) that we think you should or want to know more about.

This year we will be painting 13 homes, so all units will be the same color. Normally we paint 10 or 11 homes a year. The last three years we have done a larger project every year – Barberrry trees, Connemara trees, lower loop landscape, and we are planning on cleaning up Raintree Dr. this summer. It has been somewhat of a challenge to get contractors lined up, there is still a lot of building going on in this city and contractors are busy.

I want to thank all the homeowners that adhere to the HOA rules. They were put in place to keep things nice for all of us. Also, please remember we are an all-volunteer board, and we serve because we live here and we want our community to stay nice and livable.

In this newsletter, we have enclosed comparative financials showing the 2017 budget, the 2017 actuals and the 2018 budget. If you have questions please give me a call or e-mail me.

Sincerely,

- *Karla Marzineck*

Introducing your 2018 HOA Board

If you have friends or family who live in other communities with home owner association dues, then you know how low our \$115 monthly HOA fees really are. Many HOAs have management companies that charge high fees just to decide how to spend your HOA dues.

But Lea Terra is blessed with a dedicated all-volunteer board, whose members do their best to keep operating costs down. Unlike the management companies of other HOAs, Lea Terra board members do not receive any financial compensation for their service.

So, here's introducing the 2018 Lea Terra Park Board of Directors, who were elected during last October's annual meeting.

Karla Marzineck, President and Landscape Chair. Karla moved to Lea Terra Park in 1987. She spent 30 years working in High Tech companies in finance. She retired in 2015. Over the years she has been on and off the HOA board, serving as HOA president since 2002. Karla and Sam have a very loving chubby cat named Talla. Karla is also very active in the German American Society in Portland. Karla and Sam enjoy hunting and fishing and Karla loves to travel. Contact Karla at 503-643-7529 or sam_karla@comcast.net

Cathi Row, Member at Large. Cathi is serving her third year on the HOA board. Before purchasing her townhouse in 2012, Cathi rented for 2 years in our Lea Terra Park community. Cathi is originally from Golden, Colorado ("Coors Country"), but has lived in the Portland area for 23 years. Cathi has worked for Cambia Health Solutions for 21 years. She has a grown son, and two fur children. Hamilton, her cat was adopted in November from the Oregon Human Society. You may see Cathi walking her maltese, Miles, around the neighborhood. In her spare time, Cathi loves to travel, spend time outdoors, and enjoys wine tasting. Contact Cathi at 503-200-0002 and carcat42@gmail.com



Pat Brown, Secretary. Pat has served several years as secretary on the HOA board. She moved to Lea Terra in 2007. Pat has three grown boys and two grandsons. She is a pediatric nurse for going on 29 years. Her contact information is 503-533-5914 and pattypat57@frontier.com

Tabatha Fallon, Vice President and Website. Tabatha is serving her third year on the HOA board. Tabatha grew up in this area and moved to Lea Terra Park in March of 2015. She has three fur children — two cats and a spunky two-year-old Shiba Inu mix named Cupcake. Tabatha works as a practice manager for a private dental practice in Portland. In her free time she enjoys watching her Portland Trail Blazers, paddling with her dragon boat team, traveling and swing dancing! Contact Tabatha at 503-784-9008 or tabathafallon@icloud.com

Sue Houseman, Architecture Chair. Sue is starting her sixth year as a Lea Terra Park board member. She is responsible for matters relating to architecture especially the annual spring painting project. Sue is a long time resident of Beaverton and has lived in LTP 20 years. You can contact Sue at 503.643.6085 or suehouseman@frontier.com.

Jan Murphy, Treasurer. Jan is serving her first term this year on the HOA board. Jan and her husband Russ moved to Lea Terra in December 2016 from Eastern Washington to be closer to family. Jan works as a Patient Financial Navigator for Providence Medical Group and Russ is enjoying retirement after working as a remodeling contractor. Jan is originally from Vancouver and Russ is from Spokane. Both are avid Cougar fans but have been known to root occasionally for the Oregon schools. Contact Jan at 509-251-6553 and redcat7172@comcast.net

Tom White, Newsletter. Tom is serving his first term this year on the HOA board. Tom and his wife Maureen moved to the Lea Terra community in October 2015, after living many years right across Sorrento Road raising their two sons in the Highland Hills neighborhood. Tom works as a mechanical engineer with the US Army Corps of Engineers and Maureen is a fiction writer and a journalist. Originally from California, Maureen and Tom came to Oregon in 1981 to make the Pacific Northwest their permanent home. Contact Tom at 971-245-6850 and tomjwhite@comcast.net

Update on the 2018 painting

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

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

We have already 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 follow up with 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 and our paint would support it.

Joint Homeowner responsibility for common (party) walls

In preparation for painting, you might need to make repairs to a common, or party, wall. In this case, both owners have financial responsibility for the repairs. A common wall is any wall that separates two units but may extend beyond the living space to an adjacent space, such as a garage for one of the units.

More formally, ARTICLE V of our HOA CC&Rs (covenants, conditions and restrictions) addresses this point as follows:

“Each wall which is built as part of the original construction of the homes upon the Properties and placed on the dividing line between the Lots shall constitute a party wall.

Sharing of Repair and Maintenance

“The cost of reasonable repair and maintenance of a party wall shall be shared by the owners who make use of the wall in proportion to such use.”



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Comparison of the Lea Terra HOA budgets, 2017 - 2018

Lea Terra Park Homeowners Association Financials			
	2017 Budget	2017 Actuals	2018 Budget
Categories	\$	\$	\$
Total Income	\$ 103,110	\$ 102,675	\$ 107,790
Expenses			
Administrative	\$ 5,490	\$ 4,880	\$ 5,590
Utilities	\$ 9,400	\$ 8,765	\$ 9,400
Architectural	\$ 32,000	\$ 32,322	\$ 40,700
Landscape	\$ 65,900	\$ 56,405	\$ 61,300
Total Expenses	\$ 112,790	\$ 102,371	\$ 116,990
Operating Income	\$ (9,680)	\$ 304	\$ (9,200)
Homes painted		11	13
Street Tree & Shrub Projects in Landscape		Lower Loop	Raintree Dr.

Negative numbers in parentheses indicate higher costs than budgeted. However, the HOA maintains sufficient funds to run a slight deficit in any given year, but on average show a budget surplus.

Projects on the last two lines indicate major one-time costs for maintenance and landscaping upgrades.