



Lea Terra Park Courier

April, 2018

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

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Message from our HOA president

Happy Spring,

Spring has arrived. I don't know about all of you, but I am in a spring mood and anxious to get started in our garden.

As you all have noticed we've taken out all the trees along Raintree Drive to finish our tree replacement project. We planted a different species of maples as we did on Connemara so if one or the other tree should become deceased, not all our trees will be impacted. Now the major parts are completed, we will only have to deal with trees that become huge issues.

As I walked through our community last week, I noticed that all of our little bushes that were planted last year are beginning to bloom. The bushes on Raintree drive were planted the week of April 15th and with water and bark dust being added – it will look fantastic.

We are nearly done painting the last 13 units that are still green with red doors. I know many of you love your red doors, I did too, but from a painting perspective the lighter colors dry faster and peel less.

We have had some issues with homeowners throwing their Christmas trees and other yard debris out behind their fences. If you are one of them, please pick up your refuse and put it in your trash can. I am working with the City to get a clear 10 feet behind all of our fences, and I've already walked it with them. The City will not clear out our trash, so be a responsible citizen and take care of it.

This newsletter will be a little longer because we are adding the rental requirements, which you can also find in the CC&Rs and managing documents on our website (We will be adding something about our policies every quarter.

Have a wonderful spring, and as always you can call me with any HOA issues.

With warm regards,

~ Karla

Save the Dates!

The months ahead, throughout the summer and fall, are shaping up to be an eventful time for Lea Terra Park residents. Here are some events we are planning:

- **Blow Out Garage Sale** – The weekend of **July 14-15** is set aside for a LTP garage sale, which should be bargain hunters from far and wide.
- **Lea Terra Park community picnic.** Like last year, we'd like to hold a picnic social, scheduled tentatively for Sunday, **August 19.**
- **Annual HOA board meeting October 18** at the Griffiths Park Club. Be thinking about board nominations and opportunities to participate in our HOA.

Spring cleaning – sign up by May 4

We have the opportunity to schedule maintenance services for: • gutter cleaning; • window washing; and • pressure washing for roofs, driveways and sidewalks. We have a reliable contractor who charges homeowners very reasonable fees for these services, which we can coordinate for the HOA.

If you're interested in hiring this contractor, please call or email Karla by **May 4** to get put on the list.

HOA Board and contact information

Karla Marzineck, President/LandscapeChair
503-643-7529 or sam_karla@comcast.net

Tabatha Fallon, Vice President and Website
503-784-9008 or tabathafallon@icloud.com

Cathi Row, Member at Large
503-200-0002 and carcat42@gmail.com

Sue Houseman, Architecture Chair.
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Leasing and Rental of LTP Properties

Questions often come up about renting out HOA units by Owners of the units. LTP has very explicit policies on this subject as described in **Section 13, Leasing and Rental of Units, Article VIII of the Declaration Amendment**, documented in our Covenants, Conditions and Restrictions (CC&Rs), dated April 1, 2010, which is 6 pages in length.

For convenience, these policies and requirements are summarized below this newsletter. For the complete language of the rental policy, download the CC&Rs at <http://www.leaderrapark.org/>

NOTE – Descriptions in this Summary DO NOT supersede the specific language in the CC&Rs, which is the legal source for all HOA policies and requirements.

- (a) **Board Approval.** Renting requires an application and prior approval of the HOA Board. The maximum number of rentals cannot exceed 10% of the units in the HOA. We are currently at our limit.
- (b) **General Restrictions.** If renting, Owners must rent the entire; no partial space renting and no renting for periods less than 180 days. Subletting or transient use (airbnb, for example) is not permitted.
- (c) **Hardship.** Under circumstances such as Owner job loss, relocation, disability or other hardship, the HOA Board may approve temporary renting. However, such an arrangement may not exceed 24 months in any two calendar year periods.
- (d) **Multiple Unit Ownership Limitation.** An Owner may rent more than one unit provided pending approvals of other Owners' rental applications have been met.
- (e) **Board Review and Approval.** The HOA Board has final authority for approval of Owner rent or lease applications.
- (f) **Waiting List.** Rules for a rental waiting list may be established by the HOA Board.
- (g) **Statement of Unit Occupancy Information.** A Statement of Occupancy is required for all rentals, which includes – in part – the name of renter or lessee and the terms of the rental or lease agreement. Other information may be required as well for the Statement.
- (h) **Failure to Comply.** The HOA Board has the authority to fine Owners for non-compliance with these CC&R requirements, including a law suit to terminate the rental or lease agreement.
- (i) **Liability for Costs and Fees.** The HOA is entitled to recover costs incurred for enforcing the applicable CC&Rs, which may include attorney fees.
- (j) **Application to Existing Rentals and Leases.** This clause addresses the disposition of existing rental or lease agreements that were in place at the time applicable CC&Rs were adopted.
- (k) **Rental and Lease Requirements.** Tenants or renters of Owner units are subject to the same CC&R rules and regulations as all Owners of units in the HOA. Owners must inform tenants of lessees of HOA requirements. Non-compliance of the HOA requirements constitutes a default of a required lease agreement, and such a breach may be the basis for termination of the agreement.
- (l) **Remedies.** Besides remedies addressed by other clauses (of this Section 13, Article VIII), the HOA Board may require the Owner of the rental unit to terminate a rental or lease agreement for tenant or lessee violations, even to the extent of the HOA evicting a tenant or lessee.
- (m) **Liability for Damage or Violations.** Owners of rental units are liable for all damages caused by tenants or lessees and for any fines imposed by the HOA Board.

See the CC&Rs, Section 13, Article VIII for details.