



Lea Terra Park Courier

October, 2018

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

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Message from Karla, HOA president

Hello to all our homeowners,

First a warm welcome to all our new homeowners, this was a big summer for home sales in Lea Terra Park, we had five for sale at one time and all sold within a couple of weeks.

Fall is here, we are experiencing our Indian summer as it is called in the Northwest. What a summer, our newly planted trees and bushes along Raintree Drive are really stressed, and we lost a few of them. I think most of us had issues with 30 days of 90+ degree weather, so did our plants. In the next couple of weeks I have a walk through scheduled with our landscaper, so we can determine what needs to be replaced and what we still have left to do before winter.

Our work with the city is still ongoing, but is going well, some of the dead trees are out and they are coming back to clear more of the bushes and trees that are too close to our fences.

The picnic in August was very nice, it is so great that we all get to know each other a little bit better, we will for certain do it again next year.

Our annual meeting is on October 18, 2018 at 7PM at the Beaverton Police Station, I am assuming that you all received your meeting notice. Please, if you cannot attend, fill out the proxy and either send it to 7925 SW Connemara by mail, or drop it off at any of the board member's homes. At my house if I am not home please put it under the mat, and I will check it often. AND if you are interested in joining our board please let me know, we need board members, you can have input and can make a difference in our development.

This newsletter we are including the requirements for window replacement.

Fall cleaning: If you are interested I will put together again a list of who wants their gutters, drive ways, windows done again this fall, and I will let Joel know and he can schedule it and I will let all of you know when he is available.

Driveways are important to get cleaned for winter, as you all know the moss goes crazy here when it starts raining.

We are having issues with dog poop not being picked up right along Raintree Drive, please be good citizens and pick up after your animal.

I hope to see you on October 18th,

Sincerely,

- Karla Marzineck

Don't forget the annual Lea Terra Park Home Owners' Association meeting, Thursday, October 18, 7 pm at the Griffith Park Building, 4755 SW Griffith Drive, Beaverton Oregon

Lea Terra Park low HOA dues – the envy of other condo owners

When adding up the costs of home ownership, it's not hard to calculate monthly mortgage, property taxes, and (for low equity properties) private mortgage insurance, or PMI. But the costs of repairs and maintenance can be highly variable, especially when you add in regular home owner's association fees, or "HOA dues."

According to a recently-released report by Zillow.com on the [costs of housing associations](#), one in five American homeowners belong to a home owner's association – whether it be an HOA, condo association, or mobile home park – and **78% of them pay \$200 per month or more in HOA dues.**

Here is a sampling of HOA dues for other condo communities:

\$115	Lea Terra Park (Beaverton)
\$220	SW Sussex, off Hall and Denny
\$220	SW Conestoga
\$340	Mt. Vernon Village (Beaverton)
\$345	Springwood Community (Tigard)
\$360	On The Green Condos (SW Scholls Ferry)

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At **\$115 monthly**, Lea Terra Park has one of the lowest HOA dues in the Portland area. Lea Terra Park is blessed with a dedicated all-volunteer board, whose members do their best to keep operating costs down.

Major costs are exterior painting and landscaping, but LTP does not have other high-cost items such as management company fees, upkeep for club house facilities or spas and pools, recreation activities, and other amenities. If you'd like to participate in budget decisions, consider serving on the LTP board for the upcoming year.

Garbage removal, recycling, and charitable donations

If you have large bulk items or recyclables, such as old furniture, to donate or that won't quite fit in your weekly cans, there are several options for hauling away your stuff:

- (1) Leave it on the sidewalk with a "FREE" sign tacked on, hoping someone will take it. **But, this is a big NO-NO! This option is tantamount to littering.**
- (2) Call a hauler, who can charge upwards of \$100 or more to take it to the dump (such as 1-800-GOT-JUNK).
- (3) Assuming you have a truck or van to take the load, you can haul it away yourself to the dump, which will charge at least \$30 for receiving it,
- (4) Call Waste Management, who will charge a one-time fee to remove your bulk item along with the garbage collection on a Wednesday morning. 1-800-808-5901

Here are few links to check out for options.

<https://www.oregonmetro.gov/tools-living/garbage-and-recycling>

<https://www.advanceddisposal.com/for-home/curbside-collection/bulk-pickup.aspx>

<https://www.pdxrestore.org/reuse-and-recycling-resources>

Also, here are some of the more popular donation pick up charities to contact:

- Salvation Army ■ Goodwill ■ Amvets
- Vietnam Veterans ■ Habitat for Humanity
- St. Vincent de Paul ■ Arc

Changing out your windows

You might have noticed the white vinyl framed windows many HOA homeowners have installed on their units, which replaced the original dark gray framed windows.

In each case, replaced windows have met the HOA requirements for style and construction. In general, all windows on one side of the home have to be replaced at the same time. If you are replacing just one, then you have to replace with the same window as the existing window ones.

Windows Replacement Instructions

No matter which vendor you chose for your vinyl window replacement, you must have written approval from the Homeowners Association Board prior to installation.

To ensure that you receive a proper quote for the work to be done please give your vendor a copy of the attached specifications. If you or your vendor has any questions please have them contact the Architectural Committee Chair.

When applying for approval, please provide the board with the following:

1. Your name, address, phone numbers (day and evening) where you can be reached
2. The name of the vendor you have chosen
3. The name or series of windows you will be installing
4. The name of the installer and a contact phone number for that installer
5. Which windows you plan to replace (number of windows and location on your unit. **All** the windows on one side of your unit must be replaced at the same time this includes patio slider door/window.
6. An estimated time frame for the work to begin and end.
7. The work must begin within ninety-days (90) of the date on your written approval. If you have a delivery or scheduling problem you may request an extension in writing.

The board will provide you with a written approval and consent to proceed.

The board can also offer assistance, if needed, with getting the job quoted properly.

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Replacing your metal-frame windows: HOA requirements not to overlook

1. What **is** allowed:
 - a. WHITE VINYL ONLY.
 - b. Clear privacy glass is permitted in bathroom and garage windows only.
 - c. A maximum of 2½ inches of white vinyl will be allowed to show on the outside.
2. What **is not** allowed:
 - a. No jump frames are allowed.
 - b. No greenhouse windows are allowed.
 - c. No grids or decorative enhancement are allowed.
 - d. No tints are allowed except for Low-E which does not show.

Specifications for Window Installation — “No Equivalents”

1. Existing architectural style must be maintained. What does this mean? Short answer, except for the new white windows the exterior of your home must look just like it did prior to replacing the windows.
 - a. The stucco panel above and below the window or door and the vertical trim on either side of the window must be removed.
 - b. The old window or door removed.
 - c. The new window or door installed with the nail fins under the vertical trim on the sides of the windows or door frames and under the stucco panel above and below the window or door frame
 - d. The stucco panel re-installed if the panel is in good condition or replaced with Cement Board / Weather Board by Certaiteed.
 - e. Under Chapter 14 of the 2007 Oregon Structural Specialty, Statute #1405-17.1 - Fiber Cement siding reads:

Panels shall be installed with the long dimension parallel to the framing. Vertical joints shall be over framing member and shall be sealed with caulk or battens. Horizontal joints shall be flashed with Z-flashing and blocked with solid wood framing.

- f. The vertical trim boards must be re-installed if they are in good condition, or replaced with new 5/4 Cedar.
 - g. If any siding needs to be removed, it must be re-installed if it is in good condition or replaced with new.
 - h. The exterior of the unit must be re-painted after window replacement. (The homeowner is responsible for the repainting.)
2. What **is not** acceptable:

Cutting the stucco panels just above and below the existing windows to allow access to the window fins.

Additional products needed to complete window replacement

1. Stucco panel = Cement Board / Weather Board by Certaiteed
2. Vertical Trim board = 5/4 Cedar (This trim board is a **full one inch thick**)
3. Siding = Cedar Beveled Siding, ½” x 6”, Clear Vertical Grain, Resawn, ⅛” edge: Finger joined, primed, 4 ½” reveal, recommend using 15# felt paper under siding, recommend using 6 d (penny) siding nail
4. Recommended Caulking:

Sonolastic TX 1. This caulk works the best for bonding cedar to cement board and cement board to vinyl.
Quad caulk used wood to vinyl.
Veulken caulk used wood to wood.
5. Paint = Benjamin Moore Premium Exterior / Fortified Acrylic (water clean up)
Body Moor-Gard Low Lustre #T-037576
Trim Moor-Glo Soft Gloss Black #103-80
Door Moor-Glo Soft Gloss Country Redwood #09623
6. Rodda Paint SW Hall St, Beaverton, Oregon
Body: PRO6D 383 521103
Front Doors: PRO5H1095 532004
End Unit Stucco Panels: PRO6F716 AC909
Black Trim: CP99 AC909
Sources: Items (1) and (2) are available at **Parr Lumber Company**
Items (3) and (4) are available at **Lakeside Lumber** 503-635-3693;
www.lakesidelumber.com
Item (5) is available at any **Benjamin Moore Paint Store**