



Lea Terra Park Courier

June, 2019

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

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Message from our LTP HOA president

Happy Summer, the weather has certainly been delightful.

Welcome to all of our new Homeowners!

With the weather being so sunny and dry, we have had some major challenges this year with our irrigation system — almost 30 heads have had issues, but our landscapers are working on it. Should you notice any issues – such as leaks or broken or non-functioning heads, please let us know, so we can address it.

The weeds have gone absolutely crazy this spring, the landscapers have sprayed them and we are trying to bark dust. This work is challenging, since most the weeds will die down, but will not disappear, so we will have new bark dust and weeds showing through, so if you have a few weeds in your front yard please pull them out. Bark dusting is scheduled for July 15th.

As bushes and trees are growing in your backyards please make sure they are not growing over the fences, your neighbors nor the HOA fences. If your vegetation is overgrown, be considerate and trim it back. We have a nice community and would like to keep it that way.

We have a few community events coming up this summer. A community garage sale in July (each homeowner will have their own (but all on the same day), our annual picnic in August and the annual homeowners meeting in October. At the annual meeting we will be electing the new HOA board for next year, so if you are interested please let us know.

Lately we have an issue with out of state vehicles being parked in our guest parking lot or on our streets in Lea Terra Park, if you know who these cars belong to, please let me know.

Also as a homeowner you need to park your vehicles in your driveways, the lower loop parking lot is designated for guests parking since we do not have street parking there.

Have a wonderful summer — **Karla Marzineck**

2018 HOA board

HOA board meetings are held the third Tuesday of every month at 6:30 p.m. LTP residents are welcome to attend — just let us know in advance that you will be joining us.

- **Karla Marzineck, President and Landscape Chair.** 503-643-7529 and sam_karla@comcast.net
- **Tabatha Fallon, Vice President and Website.** 971-271-9144 and tabathafallon@icloud.com
- **Jan Murphy, Treasurer.** 509-251-6553 and redcat7172@comcast.net
- **Sue Houseman, Architecture Chair.** 503.643.6085 and suehouseman@frontier.com
- **Pat Brown, Secretary.** 503-533-5914 and pattypat57@frontier.com
- **Cathi Row, Member at Large.** 503-200-0002 and carcat42@gmail.com
- **Tom White, Newsletter.** 971-245-6850 and tomjwhite@comcast.net

Mark your calendars!

The months ahead, throughout the rest of 2019 are shaping up to be an eventful year for Lea Terra Park residents. Here are dates for events we are planning:

- **Blow Out Garage Sale** – The weekend of **July 14-15** is set aside for a LTP garage sale, which should bring bargain hunters from far and wide.
- **Lea Terra Park community picnic.** Like last year, we'd like to hold a picnic social, scheduled this year for **Saturday, August 17**, please plan to attend and please bring a side dish.
- **Annual Lea Terra Park homeowner's meeting.** To be held at Griffith Park community center, **October 24, 2019**, which is a **Thursday night at 7PM**.



Weeds and other things

Parking reminder — At no time should you have more vehicles parked in front of your unit than can fit in the number of spaces you have in your garage and on your driveway. If you have run out of these spaces, please have your guests and friends park on the streets of Raintree Dr. or Connemara Ter. or Barberry — *not* in the guest parking lot. The board will assess fines if the issue we are seeing persists. Also, please be aware of whether your parking might create an obstacle for your neighbor to drive around. Such a hazard could well end up damaging two vehicles – yours and your neighbor’s.

Weeds and other things — Our landscapers do a great job of cutting and edging our lawns, as well as managing irrigation. However, other than for common areas, the landscapers are not authorized to trim bushes, pull weeds, or plant shrubs and flowers. These other tasks all default to homeowners.

In general, homeowners are responsible for landscaping of all backyard areas, as well as trimming tree branches, vines and shrubs to keep them on your side of the fence.

Any improvements to front yards or exterior parts of your units should be reviewed in advance by the HOA board.

Before assuming that costs for a project might be covered by HOA dues, be sure to contact the HOA board. Cost reimbursements must be approved in advance.

HOA dues by June 30

Invoices for HOA dues have been mailed to home owners of all 77 units, and the \$690 dues are payable by June 30. You can submit your payment check by mail to 7925 SW Connemara Terrace, Beaverton, OR 97008.

At \$115, Lea Terra Park has one of the lowest monthly HOA dues in the entire Beaverton area. For comparison, check out these links to condominium units for sale in the Beaverton area:

Beaverton Condominium Searches by Home Owners Associations	
HOA Under \$200	HOA \$200-\$300
HOA \$300-\$400	HOA \$400-\$500
HOA \$500+	

Rights and obligations of HOA members

It’s inevitable that neighbors will not always be on the friendliest of terms. If you find yourself annoyed with your neighbor, for any reason, the responsible action is first to connect with your neighbor and address your concerns.

If direct communication does not resolve your disagreement DO NOT escalate a conflict by resentful or aggressive behaving toward your neighbor.

If you find that you cannot resolve a disagreement, then please bring your concern to the HOA board. We can mediate if necessary, as an independent third party to help settle any dispute.

Also, the City of Beaverton has The Homeowners Association Mediation program which is designed to provide a convenient and confidential forum for the resolution of disputes involving Homeowners Associations and interested parties who want to comply with [ORS 94.630](#) (legal authority of an HOA) and [ORS 100.405](#) (rights and obligations of HOA unit owners) as well as other issues that come before boards that they do not feel they are prepared to handle.

Disputes involving association rules and regulations, neighbor relations, construction defects, maintenance, common areas and fees and assessments are a few of the types of disputes appropriate for mediation.

For more information, visit the City website: <https://www.beavertonoregon.gov/914/Homeowners-Association-Mediation>