



# Lea Terra Park Courier

March, 2019

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

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## Message from our LTP HOA president

Hello...Welcome to all of our new homeowners! Another year has passed and our community is thriving. Over the last 6 months we had a half dozen homes for sale and they all sold very quickly. When I talk to our new homeowners they are always impressed by how nice the community looks and how well it is maintained, and that attracted them to come live here.

Although we had no winter until this February and we did not have so much rain, the moss everywhere grew in abundance. So as you get ready for spring (it is around the corner), please clean your driveways, it is a huge liability for you if someone slips and falls.

We will get the brick wall along Sorrento cleaned this spring, there is a lot of moss on it.

We had a little problem with someone ripping out a tree up on Connemara, if any of you saw something please let me know, it costs all of our money to replace the tree.

I would also like to say something about feeding the birds and squirrels. If you must, please hang the feeders high up in a bush or tree, otherwise you attract not only those species, but you also attract rats, and we have them in Lea Terra Park because of the feeders being on decks and tables. It is also not fair to your neighbors to have to deal with rats that come from your yard.

Overall we are in good shape with our finances, our landscape projects and as you know we will not be painting this year, we are going from a 7 year to an 8 year schedule.

We have scheduled some fun stuff again for the summer, a community – Garage sale in July and our LTP Annual Picnic in August. Our annual meeting will be in October, no date yet; the City of Beaverton reservations will not be open until next month.

I wish you a wonderful spring, and if there is anything that you want to talk about please give me a call.

With warm regards — *Karla*

## Introducing your 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.

At our annual HOA meeting last October 18, the following seven LTP owners were elected to the board for 2019.

**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, retiring in 2015. Over the years Karla 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, and volunteers at a Homeless Veterans shelter. Karla and Sam enjoy hunting and fishing and Karla loves to travel. Contact Karla at 503-643-7529 or [sam\\_karla@comcast.net](mailto:sam_karla@comcast.net)

### **Tabatha Fallon, Vice President and Website.**

Tabatha is serving her fourth 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 three-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, curling and traveling! Contact Tabatha at 971-271-9144 or [tabathafallon@icloud.com](mailto:tabathafallon@icloud.com)

**Jan Murphy, Treasurer.** Jan is serving her second 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](mailto:redcat7172@comcast.net)



**Sue Houseman, Architecture Chair.** Sue is starting her seventh 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](mailto:suehouseman@frontier.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 30 years. Her contact information is 503-533-5914 and [pattypat57@frontier.com](mailto:pattypat57@frontier.com).

**Cathi Row, Member at Large.** Cathi is serving her fifth 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 24 years. 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](mailto:carcat42@gmail.com).

**Tom White, Newsletter.** Tom is serving his second 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](mailto:tomjwhite@comcast.net).

## Living Close Together in Our LTP HOA

One of the great advantages, as well as disadvantages, of living in a home owners association (HOA) is the agreed-upon rules that govern our day-to-day relationships. Here is a summary of some of the more important guidelines that apply to each of us as neighbors. Details may be found in our covenants, conditions and restrictions) (CC&Rs), which can be downloaded from our website: <http://www.leaterrapark.org/>

**Noise** – We all enjoy music but need to keep the decibel level to ourselves, especially during the warmer months when doing more outside living. No sound should be audible outside your own unit after 10 p.m. at night or before 7 a.m.

in the morning. If you find your neighbor's sound level to be intrusive, please ask politely to come to an arrangement that would be agreeable to both of you.

**Parking** – At no time should you have more vehicles you own parked in front of your unit than can fit in the number of spaces you have in your garage and on your driveway. 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.

**Garbage and Recycling** – Our weekly pick-up is on Wednesday mornings. Please make sure your cans are put away, out of sight by the end of the day. If your cans have spill-over, take responsibility to clean up whatever falls out.

**Exterior Consistency** – We have specific requirements regarding window replacements, roof repairs, and alterations of exterior features such as walls and garage doors. If you would like to modify any of these aspects of your property, please first contact Sue Houseman (503.643.6085) to avoid unnecessary or possible rework after you've begun.

**Pets** – Many of our residents have pets – of every stripe and size. Although we do enjoy these wonderful companions, not everyone will love your pet as much as you do. Two cautions to keep in mind:

■ **Barking** – If you have a dog, do not allow him/her dog to become a barking nuisance. Keep your pet inside if it tends to bark excessively when left alone and keep the barking decibels low.

■ **Pet waste and litter**– Do not leave your pet's "business" where our landscapers have to attend to it. Please clean up after your dog or cat. Failure to do so will incur an enforceable fine.

Also, please be considerate and do not toss away cigarette butts or other litter – clean up after yourself.

**Signs and Antennas** – We have guidelines for antennas and signs. Check out Sections V and VII in the CC&Rs for details.

**General Responsibilities** – Although the HOA dues cover many of the amenities of living in our community, there are several aspects of ownership that are your responsibility as a home owner and some financial obligations that the HOA covers.



Generally, your HOA dues pay for landscaping and exterior painting, and perimeter fencing (if ever replacement is needed). Each homeowner is fully responsible for all internal modifications and repairs, as well as the maintenance/upkeep of your patio/back yard, and fencing between neighboring units. Homeowners are also responsible for roofing, chimneys, and driveways as well as siding repairs.

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.

## Painting schedule reset to an eight-year cycle

Given the quality of painting and the endurance of our exterior materials we have moved from a seven-year to an eight-year cycle for re-painting. This year 2019 will be a bye, and we will restart the painting sequence in 2020 for about one-eighth of our 78 units.

## 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."

## Rats and Other Wildlife

Many of our residents have reported wildlife sightings in our community – coyotes and rats in particular. It's important to remember that coyotes are wild animals and sometimes prey on smaller dogs and cats for food.

Rats will take up residence wherever they can find warmth, water and food. Rats have been known to gnaw thru plastic pipe, such as a dishwasher line, to get at water, and they can even work thru metal cans if desperate enough.

You can avoid attracting wildlife to your yard or garage by denying them access to food, water and shelter. If you feed birds or squirrels, be aware that left-over seeds and nuts become free lunch for rats. Keep food in tightly sealed, metal containers to discourage rats from coming round. Do not leave pet food outdoors, which would be tantamount to putting a sign in your yard that says, "Dinner...come and get it!" for rats and coyotes.

Please do not feed squirrels or birds if the feeders are not up high in a bush or tree. Some of our homeowners have complained to the HOA, they have rats because their neighbors feed the squirrels and birds on their outside table and deck floor.

## Conflicts and Disputes

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.

## Save the Dates!

- **Blow Out Garage Sale.** The weekend of **July 20 -21** is set aside for a LTP garage sale, which should bring bargain hunters from far and wide.
- **Lea Terra Park community picnic.** Each year we like to hold a picnic social, scheduled this year for Saturday, **August 16.**
- **Annual HOA board meeting.** October at the Griffiths Park Club. Be thinking about board nominations and opportunities to participate in our HOA.