



## Lea Terra Park Courier

July 2020

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### A message from our HOA board

Greetings fellow homeowners, neighbors and friends

We hope this quarterly newsletter finds you and your family in good spirits and good health! Can you believe that 2020 is halfway through? This has been a year for the records book.

We welcome all our new homeowners to the Lea Terra Park community! We are delighted to have you as neighbors.

To recap the first part of the year. As you may have noticed multiple homes were painted this spring, the process went smooth and the homes look great! We are currently on an 8-year cycle for painting homes. The list of homes that will be painted in 2021 will be discussed at the yearly annual meeting in October 2020 (date TBD). Our annual meeting may look a little different this year if we are unable to reserve a meeting space, it may need to be virtual so stay tuned for more information. Our Landscapers are in full swing, hard at work keeping our common areas in tip top shape for all of us to enjoy. We do not have any major landscaping projects going on this year as we have had in years past. We encourage homeowners to do their part in keeping back yards maintained and cleaned, along with pulling weeds in front flowerbeds.

We recently sent our biannual billing for homeowner HOA dues. Included in this was a ballot for the proposal to change Article VIII, Section 13 of the declaration amendment within our CC&Rs. This proposal was discussed at our annual meeting in October 2019 between the board and the homeowners that attended. We collectively agreed that there was enough interest around this topic we would put it up for a vote by homeowners in 2020. We truly encourage all of you to attend the annual meeting as a multitude of topics that directly involve your home and community are discussed. We also encourage you to get involved and run for a position on the board.

Your board is made up of 100% volunteers who keep this homeowners association thriving. We do not receive any monetary compensation or a reduction in our dues. We have jobs, families, and participate in activities outside of our neighborhood. We commit our time and our energy to you

the homeowners. We know the past few months have been hard, and the world feels upside down some days but please if you are upset about something and contact a member on the board give us some grace. We are human, we are volunteers, we have feelings and are only here to help you and help our community thrive.

The board will not be hosting the annual neighborhood bbq this summer as there are many uncertainties surrounding COVID and social distancing. We are hoping this can resume in 2021.

We are so thankful to live in this beautiful neighborhood and community. We wish you good health and happiness in the second half of the year.

Sincerely, Your Lea Terra HOA Board

### Our Board Members

**Karla Marzineck, President and Landscape Chair**

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Look for your invoice of the semi-annual HOA dues, which are due no later than

**July 31<sup>st</sup>, 2020**

**Please also return your voting ballot!**



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## Landscape

The landscape in Lea Terra Park looks nice. Over the last few weeks our landscapers have fertilized the lawns and planting areas and have trimmed bushes. Now in early July they are on their second time through trimming the bushes. This year was easier on our irrigation system, we had only a few issues compared to last year having to replace only a few heads and valves. Next they will be trimming trees and of course mowing every week. Please pick up after your animals as they are enjoying the green spaces. If you have any questions, please call Karla at 503-643-7529 or [sam\\_karla@comcast.net](mailto:sam_karla@comcast.net)

## Architecture

When beginning to consider your plans for any exterior additions, changes, replacements or alterations to your home or fences, review the Architectural Review, Exhibits and Specifications to the Lea Terra Park's CC&R's. Each homeowner is provided with a copy at the time of home purchase. Included in those documents is an Application to define the work to be done and must be reviewed and signed by a licensed, bonded and insured contractor before submitting the Architecture chair for final approval. You can also find the CC&Rs on our website [www.leaderrapark.org](http://www.leaderrapark.org) If you have any questions, I can be reached at 503-347-2014 or [pawsitive5051@frontier.com](mailto:pawsitive5051@frontier.com) and the Board is here if a group discussion is needed.

To help you find an appropriate contractor, you can call the Construction Contractors Board (CCB) at 503-378-4621. Give them the CCB number of the contractor(s) you are thinking of using and you will be told what they are licensed to do and if there are any complaints filed against them. This number can be handy too in finding other contractors you may need to help with house projects, insect and wildlife nuisances or other day-to-day problems that come up.

For all of your use, I do keep touch up cans of paint for the body, trim, stucco and doors of our homes. Please let me know if you would like to borrow a can for a small job and then return to me for safekeeping for others. I also have additional wood house numbers

## In other News

- ◆ The board will be organizing a neighborhood clean-up for the fall! This will be a great way for us all to come together to keep this place sparkling by picking up trash, pulling weeds, cleaning the sidewalks on Sorrento. Stay tuned for more information!
- ◆ A friendly reminder to make sure your garbage cans are put away by the end of the day on garbage day (Wednesday).

## Events Happening

### 7/12/20 8020 SW Connemara Terrace

The Ventilators will be playing in Toms driveway on Sunday July 12 from 2-4 PM. Come join the fun and practice social distancing. We hope this might bring a little joy back into everyone's lives in these difficult times!

### Beaverton Night Market 8/14-8/15

This year, Beaverton Night Market will be an interactive, live-streamed, online cultural sharing experience with performances, workshops, demos, interviews, panels and more. The Virtual Market will offer a limited supply of craft kits for sale just prior to the market from some of the featured vendors so you can experience a piece of the market while you tune in from home with friends and family.

<https://www.beavertonoregon.gov/1570/Beaverton-Night-Market>

**“Community is about commitment, consistency, and compassion” Kate Weiner**



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