



Lea Terra Park Courier

December 2023

www.leaterrapark.org

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2024 Board Members

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From the Board President

This is my last message to all of you as HOA Lea Terra Park board president. I decided that after 21 years it was time to hand it over to someone else, and **Randy Hoaglin** has graciously accepted the role.

It's been a great journey. Over the years we've been fortunate to have had some wonderful boards that accomplished a lot. Amazingly, most specifications and rules were not in place when I started! Without them, Lea Terra Park would not be as architecturally consistent, well-maintained, and lovely as it is today. I'm most proud of the replacement of all the trees along Lea Terra's streets, a fairly large project that helped facilitate our on-going and mutually beneficial relationship with the City of Beaverton.

Maintaining Lea Terra Park's landscape has always been a challenge, and I am staying on the board as Landscape chair, enabling us to continue to benefit from my existing relationship with our current landscapers, Landscape East & West. Finally, I will be able to use my background as a financial analyst as the board treasurer, ensuring our HOA's continued solvency.

For this upcoming new year, I'm thankful that we have wonderful homeowners and neighbors who appreciate and contribute to our townhouse community's livability. Please join me and give your full support to our new president and thank you for letting me serve you in that role for so long.

Merry Christmas and a Happy New Year. ~ Karla

A Message from the Board

Thanks to everyone who attended this year's Annual meeting in October and voted for the 2024 board. We are excited to get to know our new board members! We also heard your concerns and are in the process of implementing improvements to our processes, including website and email updates, and better tracking and follow-up of landscape, architecture, and other requests.

Some website improvements are already in place:

- The website has been updated with the monthly board meeting minutes for 2023 and newsletters since 2017. We will continue to update this information going forward.
- Contractors that have worked with LTP homeowners ("HOA Known Contractors") have also been added to the website under [CC&Rs and Related Documents](#). Please let the Architecture Review Committee know about contractors who have provided you with commendable service so we can add them to the list and inform other homeowners.

We'd love to hear about other improvement suggestions you have so please reach out and let us know. You can also volunteer to help implement your ideas.

~ Your Lea Terra Park Board

Architecture Update



The Architecture Review Committee is wrapping up the year with requests for new roofs and gutters, and a request for solar panels. If you are unsure whether your planned work requires ARC review, feel free to send committee members an email or call Linda St. John.

2024 Budget Update



The 2024 Lea Terra Park HOA budget reflects several increases that are aligning with or outpacing inflation. In light of this, beginning July 2024 the HOA dues will increase 5%.

We monitor the community's HOA costs and review them monthly, working to find effective solutions that help lower or keep expenses from rising too quickly. We will be embarking on cost-saving efforts such as requesting bids from other landscape companies and replacing additional irrigation controllers with "smart" Wi-Fi controllers in an effort to reduce water usage and costs. The Board will also conduct a risk planning session early next year to ensure that the current reserves continue to be adequate to meet the HOA's needs.

Landscape Update



Most of the landscape work is completed now that we're in the winter season: the water was turned off in early October, the leaves have been picked up, and most of the trimming is done. The landscape crew will make one more visit in December to finish some of the trimming and pruning and then are done for the year.

One big improvement planned for next year is the installation of additional WiFi controllers which are connected to wi-fi and look at current and forecasted weather to allow for smarter, weather-based watering. The water will be reduced or turned off when it rains and increased during the warmer days to keep plants healthy.



Things You Should Know

- The HOA is responsible for all fencing that is not between homeowner lots, and plants and trees in common areas. Please let a board member know about fencing that requires repair, trees with branches or roots that may cause damage to private property, and dead or dying plants and trees.
- Please do not engage with the landscapers to request completion of specific tasks. Instead, contact a Landscape Committee member with questions or concerns.
- Check the Painting Schedule on the website ([CC&Rs and Related Documents](#)) to learn when your home will be painted.
- Lea Terra Park's HOA board is an uncompensated volunteer board. Additional volunteers are always welcome! Board meetings are held the third Tuesday of each month. Let us know if you are interested in being on a committee or if you have a suggestion or idea you'd like discussed at the meeting.



Home Energy Savings

NW Natural

Savings Programs

<https://www.nwnatural.com/ways-to-save/savings-programs>

Online Energy Assessment

https://energytrust.clearesult.com/explore_app/

PGE

Income-Qualified Discount Program

<https://portlandgeneral.com/income-qualified-bill-discount>

Solar Panel Savings

<https://portlandgeneral.com/energy-choices/generate-power/get-started-solar>

Beaverton Water

Water Efficiency Rebate

- <https://www.beavertonoregon.gov/787/Water-Efficiency-Rebate-Program>



Beaverton Events

Here are some sources for local events if you're looking for something to do this season!

Beaverton Downtown Association:

<https://downtownbeaverton.org/events/>

Beaverton Library:

<https://www.beavertonlibrary.org/>

The Reser: <https://thereser.org/shows-and-events/>

Tualatin Hills Park and Recreation:

<https://www.thprd.org/events/>