



Lea Terra Park Courier

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From the Board President

Spring is upon us, and we are all looking forward to some sunshine and time to be outdoors again. We have a fence repair project that was just completed, and painting will start this month in April for those homes scheduled for this year.

We appreciate your questions and feedback so do not hesitate to reach out to your board members.

Thank you.

Randy Hoaglin, President

A Message from the Board

The new board has been in the process of adjusting to new members, and, for some, new roles! As follow up to the December newsletter, we've been focused on implementing some of the changes that were shared:

- Lea Terra Park's website, www.leaterrapark.org, is updated with monthly board meeting minutes and newsletters.
- The board is in the process of implementing Microsoft Office to streamline our HOA's processes and communication. Once it's set up, we'll set up better tracking and follow-up of landscape, architecture, and other requests.

In addition, we are in the process of replacing additional water controllers with wi-fi controllers, scheduling a risk analysis meeting to ensure appropriate reserve funds, and are undergoing a landscaper bid process.

Please don't hesitate to reach out to board members with any questions, suggestions or concerns. Happy Spring!

~ Your Lea Terra Park Board

Architecture Update



This year 11 houses are scheduled to be painted this month by Verhaalen Painting:

- 12700 SW Barberry Drive
- 12706 SW Barberry Drive
- 12712 SW Barberry Drive
- 12718 SW Barberry Drive
- 12724 SW Barberry Drive
- 7909 SW Connemara Terrace
- 7913 SW Connemara Terrace
- 7917 SW Connemara Terrace
- 7921 SW Connemara Terrace
- 7950 SW Connemara Terrace
- 7960 SW Connemara Terrace

The Painting Schedule is available on the main page of our website.

As always, if you are unsure whether your planned work requires ARC review, feel free to send committee members an email or call Linda St. John.

Landscape Update



Landscapers are back on-site each Friday now that we're in the spring season. As a reminder, contact members of the Landscape Committee with requests and concerns and *not* the landscapers. The Landscape Committee will work directly with the Landscape East & West Account Manager to fulfill your requests.

We also plan to have the SW Sorrento water lines scoped to troubleshoot the cause of this meter's exorbitant water usage when compared to the others.

2024 Budget Update



As a reminder, Lea Terra Park HOA's budget reflects several increases that are aligning with or outpacing inflation so **beginning July 2024 the HOA dues will increase 5%, from \$126 per month to \$132.30 per month.**

The board continually focuses on cost-saving efforts but increasing costs related to landscaping, water, maintenance, and repairs are starting to strain the budget and make it challenging to meet our community's needs without increasing fees. We are doing our best to be proactive by requesting bids from other landscape companies and discussing and implementing methods to reduce water usage. We will also conduct a risk planning session later this year to review the financial picture.

Things You Should Know



- The warm weather is a great time for moss removal. Please clean your driveways and roof to get rid of any moss to eliminate the possibility of someone slipping and falling.
- Ensure that you and your guests do not park in fire lanes and instead park in your driveways or on the main roads.
- The HOA Board Meeting minutes provide details about the status of work being done by the board as well as information about the Beaverton Greenway Neighborhood Association Committee (NAC) meetings.
- Lea Terra Park's HOA board is an uncompensated volunteer board. 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.