



Serving Summer Lake  
Homeowners Association, Tigard, OR

## Annual HOA meeting brings changes to Summer Lake

The 2020 meeting of the Summer Lake HOA was held in person and by proxy in March as the coronavirus pandemic was changing our face-to-face interactions. Spaced six feet apart along a long conference table, we hosted few homeowner attendees. Those homeowners came to volunteer for the Board, and we thank these new Members at Large for coming.

The primary issue to be resolved was the hiring of a management company to carry out the principal activities of the board that are difficult for our volunteer members to do because we work full time in addition to serving on the Board. A major hindrance to enforcing the CC&Rs (covenants, conditions and restrictions) was that the Board only had enough resources to respond to complaints from homeowners about violations but not to any **unreported** violations. To legally pursue only known violators would have opened us up to litigation. Having a staff dedicated to regular review of compliance relieves the volunteer board of policing our neighbors.

The hiring of a management company was **approved** by a vote of 55 in favor with 14 opposed. Board members now serve in an advisory role to approve administration of the CC&Rs by Community Association Partners (CAP). Homeowners should have received a letter from CAP with an introduction and information about dues. The **annual dues' increase to \$140** went into effect and has been extended this year from April to June so that homeowners can pay CAP directly. If we had your email address, CAP Community Manager Sydney Shook sent a follow-up message in mid-May to clarify that dues do **not** have to be paid monthly even though the ACH form has a monthly option but not an annual frequency option for payments.

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Spring 2020

Resulting from a combination of 69 proxy and in-person ballots, new Board members include:

- Treasurer: **Randy Perry**. Randy is a retired engineer and lives on Springwood. He's been a resident of Summer Lake since 1995. His wife Linda was the HOA Treasurer several years ago.

- **MEMBERS AT LARGE:**

**Wayne McCroskey**. Wayne is a retired printer and lives on Summer Lake. He's lived in Summer Lake since 1999 and previously served on the HOA board from 2006 to 2012 and served three years as president.

**Calin Dobrei**. Calin is a cable technician and lives on Hawks Beard. He's been a resident of Summer Lake since 2006.

**Trenton Selet**. Trenton works in healthcare administration and lives on 127th. He's been a resident of Summer Lake since 2002.

**Andy DeMars**. Andy does enterprise sales for a cloud communications company and lives on Snow Brush. He's been a resident of Summer Lake since 2013.

Changes to existing members include the change from Treasurer to President by Kimberley Wilson and the departures of former President David Bloomfield and Member at Large Judy Barnett. We thank David and Judy for their service! Other Board members were reelected to their respective positions: Sharon Nuss (Vice President), Joan Codd (Secretary), Monty Montgomery (Webmaster), Denise Crabtree (Newsletter Editor), and Tiffany Wheeler (Member at Large).

To learn more about the meeting, please read the minutes posted on our website, [summerlakehoa.org](http://summerlakehoa.org).

## Cancelling garage sale

Due to the coronavirus pandemic, we will not be hosting our annual HOA garage sale this year. But mark your calendar for it in 2021. It's the Saturday before fathers day (usually the third Saturday in June).

## Cleaning mailboxes

One Summer Lake homeowner pressure washed the mailboxes near his house and it looks much better. Thank you, neighbor! It looks so good, your board has decided to have all the mailboxes cleaned. Watch for this improvement sometime this summer.

## Recycling clamshells returns to Tigard facility

According to neighbor and recycler extraordinaire John Bogle, Agilyx, located at 13240 SW Wall Street in Tigard (503-217-3160), is currently accepting plastic clamshell containers (marked with a number 1) for

recycling. Due to the changing nature of what can be recycled, you might call Agilyx before you head over, just to make sure it has not changed since the publication of this newsletter.

Agilyx also continues to accept styrofoam. Thanks, John!

## Attend the next HOA meeting

We have decided to hold HOA meetings every other month for now. We had our last meeting via video conference. If you are interested in attending our next meeting on Wednesday, July 22, either in person or via video conference, please get in touch at [summerlakehoa.org](http://summerlakehoa.org).

## Changing your interactions with the Summer Lake Board

You may be wondering with the new management company in place, how it affects communications with the HOA.

Community Association Partners (CAP) has assigned two employees to manage our business. Sydney Shook is the manager and Alana Delgado is the community administrator. CAP has already sent email messages and letters to homeowners. If you do not subscribe to Summer Lake HOA's website, please do and it will make your email address available to CAP. Likewise, you may complete the **Owner and Resident Registration Form** CAP mailed to all homeowners. If you have done this, you should have received a confirmation with your account number along with contact information for CAP staff.

Because this is new to all of us at Summer Lake, we are going to continue having our own website where you can find the **Architectural Rules and Guidelines** (part of the CC&Rs) regarding home improvements that must be preapproved by the Board (primarily roofs, fences, siding, exterior paint colors, and yard maintenance), meeting minutes, newsletters, and so on. CAP will have access to our email so it can address messages on a daily basis containing questions and concerns from homeowners. Your HOA Board will also continue publication of this newsletter.

CAP has its own website ([capartners.net](http://capartners.net)), where you can find some helpful resources on issues in communities, such as Noisy Neighbors, HOA 101, and Community Rules. Browsing the website will help answer some common questions about the value of a homeowner's association and how it enforces its rules. One of our expectations of CAP is to have regular onsite inspection so that recurring violations of yard maintenance regulations, for example, not *only* reported by neighbors, but *all* violations, are addressed to the full extent allowed by our CC&Rs. CAP has already sent out the first notice about common violations.

Please note that noisy neighbors do not fall under our CC&Rs. Noise disturbances are part of municipal code. Find complaint forms for the City of Tigard at [tigard-or.gov/city\\_hall/common\\_code\\_violations.php](http://tigard-or.gov/city_hall/common_code_violations.php).

## Contact Us

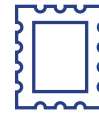


[SummerLakeHOA.org](http://SummerLakeHOA.org)



[SummerLakeHOA@gmail.com](mailto:SummerLakeHOA@gmail.com)

Reach any HOA Board member using this address but please limit attachments to 6 MB



**Summer Lake Homeowners Association**

PO Box 230614

Tigard, OR 97281-0614



**Monthly Board Meetings**

Third Wednesday at 6:30 p.m. at Meadows Group Realtors, 12655 SW N. Dakota St., Tigard or online



**Board of Directors**

President

**Kimberley Wilson**

Vice President

**Sharon Nuss**

Secretary

**Joan Codd**

Treasurer

**Randy Perry**

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**Monty Montgomery**

Newsletter

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**Denise Crabtree**

Members

at Large

**Tiffany Wheeler**

**Wayne McCroskey**

**Calin Dobrei**

**Trenton Selet**

**Andy DeMars**

*Aerial photography courtesy of Summer Lake resident Derek Storey*