



Board proposes big changes to roles, dues

Next month we are hosting our annual homeowners' meeting when we ask you to volunteer and vote for officer positions on the board, and vote to approve the association dues for 2020. **The meeting will be held March 18 at 6:30 pm at RE/MAX Equity Group Suburban SW, 9790 SW Nimbus Ave, Beaverton, OR 97008.** If you cannot attend the meeting, please vote using the proxy ballot on page 3 and return to us by March 18. You may also share any concerns, ideas, or successes in Summer Lake.

Dues have always been very low because homeowners volunteered their time to conduct the HOA's business. In 1980, when Summer Lake HOA began, dues were \$30. If dues kept pace with inflation, they would now be \$83. Our CC&Rs (Article IV, Section 3a) allow us to raise the dues to \$83 *without* a vote.

In 2017 the board presented two resolutions to the ongoing issue of dwindling volunteerism: One option kept dues the same as the previous year and required new volunteer board members. The alternative involved hiring a management company while maintaining an advisory board of homeowners. Homeowners voted to keep dues at their current level and some volunteered as the current board members.

The board is changing this year. David Bloomfield, our current president, is leaving Summer Lake. Kimberley Wilson will change roles to fill the president's, so it will leave us without a treasurer. In addition, over the past year the complaints regarding yard maintenance and other issues have been overwhelming. In a meeting with the HOA's attorney, it came to light that due to the inconsistency with our volunteer board status, the last amendments to the CC&Rs were not filed correctly. In conjunction with this issue, it was brought to our attention the potential legal pitfalls that are awaiting us if we continue with the status quo. **As a result, we propose hiring a company to manage the community's business and maintain an advisory board of homeowners.**

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Winter 2020

Homeowners report rat infestations

Homeowners on Summer Lake Drive, Chicory Court, and 127th Court have been dealing with rat infestations caused by nearby rodent food sources that include fruit fallen from trees, food improperly stored in garages and unsecured areas of homes, pet food left outside, unsecured composting food scraps, accessible and/or fallen bird seed from feeders, and unsecured garbage containers. Please cooperate with your neighbors in helping to address these problems.

Mailbox maintenance

A recent auto accident that destroyed a mailbox on Summer Lake Drive brought to the attention of the board that mailbox maintenance has historically been left to the homeowners using them. A suggestion was made to use HOA reserves to maintain mailboxes instead. We will discuss this at a future meeting.

Benefits include:

- Managers are in continuing education and assure Amart Summer Lake HOA complies with all Oregon statutes
- Managers are trained to review and help update the CC&Rs and guide the HOA on future issues
- Managers serve as the contact point for homeowners
- Managers do the leg work so the board only has to make decisions
- Increased property value to all homeowners with consistent management follow up to complaints and visual appearance
- Ability to make payments online and to have direct access to your own homeowner account file

We have been working with Community Association Partners (CAP) in Beaverton to advise us on this process. CAP has submitted a proposal that we feel will better serve our community in the future. Annually this will cost about the same as our current dues. Add that to 2020's proposed budget and it will result in a total annual amount of \$140 per household. A CAP representative will attend the meeting to answer questions.

Read the proposal at summerlakehoa.org, in the documents section.

2020–2021 Budget

Following is the proposed budget for 2020–2021, beginning April 1. If you vote Yes to annual dues of \$140, you are also voting to approve this budget.

CATEGORY	AMOUNT	COMMENT
Income	\$29,820	\$140 dues/lot times 213 lots
Expenses		
CAP management	\$15,000	
Bark dust	\$1,000	Pathways/entrances
Electricity	\$300	Lights
Flower baskets	\$4,800	
Insurance	\$1,000	
Landscape maintenance	\$3,645	monthly
Legal	\$2,000	Enforcement activities/fees
Newsletter	\$500	Printing & postage
Post office box	\$120	
Professional	\$250	Taxes
Taxes & fees	\$200	
Website	\$150	Maintenance
Total expenses	\$28,965	
Net income/loss	\$855	
Bank holdings (as of 1/15/2020)		
Checking	\$5,669	
Reserve	\$23,053	
Total bank holdings	\$28,721	

Proxy Ballot

2020 Election for Amart Summer Lake Homeowners Association

Please print the following:

Your name _____

Property address _____

I am a homeowner but am unable to attend the 2020 annual meeting of the Amart Summer Lake Homeowners Association. I cast my votes for the following Association items below.

BOARD MEMBERS

Vote Yes or No for the items below. A blank space indicates a vacancy. Please consider volunteering to serve in the position.

Yes	No	Position	Candidate
<input type="checkbox"/>	<input type="checkbox"/>	President	Kimberley Wilson*
<input type="checkbox"/>	<input type="checkbox"/>	Vice President	Sharon Nuss*
<input type="checkbox"/>	<input type="checkbox"/>	Secretary	Joan Codd*
<input type="checkbox"/>	<input type="checkbox"/>	Treasurer	_____
<input type="checkbox"/>	<input type="checkbox"/>	Webmaster	Monty Montgomery*
<input type="checkbox"/>	<input type="checkbox"/>	Newsletter Editor	Denise Crabtree*
<input type="checkbox"/>	<input type="checkbox"/>	Member at Large	Tiffany Wheeler*
<input type="checkbox"/>	<input type="checkbox"/>	Member at Large**	_____

DUES

Yes No Annual dues of \$140 for 2020–2021

Signature (required) _____

Please detach this page and return to any board member or by (e)mail:

SummerLakeHOA@gmail.com
Summer Lake Homeowners Association
PO Box 230614
Tigard, OR 97281-0614

Contact Us

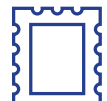


SummerLakeHOA.org



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



Board of Directors

President David Bloomfield	Newsletter Editor Denise Crabtree
Vice President Sharon Nuss	Member at Large Tiffany Wheeler
Secretary Joan Codd	Member at Large Judy Barnett
Treasurer Kimberley Wilson	
Webmaster Monty Montgomery	

Arial photography courtesy of Summer Lake resident Derek Storey

* Returning/existing member

**Member at large is a general position for which there's no defined role. It provides new officers an introduction to board activities and a way to build experience for other positions.



AMART Summer Lake HOA
PO Box 230614
Tigard, OR 97281-0614

Address service requested



Welcome to the winter edition of *Summer Lake News*, your source of information on events right here in your own neighborhood!