



AMART Summer Lake HOA
PO Box 2429
Beaverton, OR 97075



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



Annual Meeting Notice

Wednesday, March 17th 2021

Beginning at 6:30pm

Join the online meeting: <https://global.gotomeeting.com/join/307537093>

Meeting Password: Amart2021

or

Dial (669) 224-3412

Access Code: 307-537-093

This is to serve as notice that three (3) positions on the Board of Directors for your Association are up for re-election. If you would like to volunteer or nominate someone in the community for one of the open Board positions, please email your nomination to michelle@capartners.net. Additional nominations may also be taken from the floor at the time of the Annual Meeting.

In accordance with the Bylaws of the Association and ORS 100, The Oregon Condominium Act, Amart Summer Lake Homeowners Association, is required to have an annual meeting of the owners during which time, new members of the Board of Directors shall be elected by the owners, to replace those directors whose terms have expired and to transact such other business of the Association as may be needed. All owners are invited and urged to attend. In the event, that you will be unable to attend, a proxy ballot is enclosed on page 3. Should a quorum of 10% (22 homeowners) not be met the Association will vote to adjourn the meeting and reconvene at another time.

Completed proxy forms can be returned to the Community Association Partners office via email to michelle@capartners.net, or by mail to address listed on page 4, no later than Tuesday, March 16, 2021.

Any general inquiries pertaining to the annual meeting, or the proxy form herein, can be directed to the CA Partners office by calling 503-546-3400, or by emailing info@capartners.net.



**EXHIBIT A
SCHEDULE OF FINES**

All fines are per event/occurrence. In the event a violation is continuing in nature, the fine will renew either daily, weekly, or monthly until the violation is remedied or ceased.

<u>Violation of Declaration Article IV Use Restrictions</u>	<u>Fine</u>	<u>Renews</u>
1. Land Use in violation of Section 4.1 of Declaration	\$10	Daily
2. Signs in violation of Section 4.2 of Declaration (18" x 24" for sale/rent sign and political signs 30 days before election and 3 days after allowable)	\$5	Daily
3. Animals in violation of Section 4.3 of Declaration (dogs, cats or other household pets allowed)	\$10	Daily
4. Trash or Rubbish in violation of Section 4.4 of Declaration (store WM containers out of view)	\$10	Daily
5. Temporary Structures in violation of Section 4.6 of Declaration (tent, shack, barn or outbuilding)	\$10	Daily
6. Recreational Facilities installed in violation of Section 4.7 of Declaration (sport court, tree houses, swimming pools, or similar recreational facilities)	\$10	Daily
7. Prohibited Vehicles, Equipment and Devices in violation of Section 4.8.1 of Declaration (boats, trailers, bicycles, motorcycles, truck-campers or recreational vehicles), plus cost of towing	\$10	Daily
8. Vehicles in Disrepair in violation of Section 4.8.2 of Declaration, plus cost of towing	\$10	Daily
9. Construction, alteration, painting or modification of any building or lot without prior Board or Architectural Committee approval	\$250	Monthly

Above: Schedule of Fines

Right: 2021-2022 Budget

Both of these documents are current drafts and are scheduled to be discussed at the Summer Lake Annual Meeting. Please be sure to attend to hear thought and considerations on these decisions.

Amart Summer Lake
2021-2022 Budget

Acct. #	Description	2020 Budget	2021 Budget	Comment
INCOME				
	Total Assessments	29,820.00	30,714.60	\$144.20 x 213
	Less Reserve Contribution	-	-	
	Total Operating Income	29,820.00	30,714.60	
EXPENSES				
MAINTENANCE AND REPAIR SERVICE				
5001	Common Area Maintenance	-	-	
	Total Maintenance and Repair Service	-	-	
UTILITY				
5303	Utility - Electricity	300.00	320.00	2020 Average + 5% increase
	Total Utility	300.00	320.00	
LANDSCAPING				
5201	Landscaping Contract Services	3,645.00	3,060.00	\$255 per month w/ A & J
5704	Landscape Miscellaneous - Flower Baskets	4,800.00	5,169.90	
5704	Landscape Miscellaneous - Barkdust	1,000.00	-	I recommend not doing bark this year to save on cost. Flower baskets will be done.
	Total Landscaping	9,445.00	8,229.90	
ADMIN SERVICES				
5401	Management Services - Contract	15,000.00	15,450.00	Per CAP Contract
5402	Management Services - Extra	-	-	
5406	Miscellaneous Administrative Fees	-	-	Removed the Zoom charge, CAP will use GoToMeetings
5410	Office Supplies/Printing/Postage	500.00	2,000.00	
5434	Newsletter Expenses	-	-	
	Website Maintenance	150.00	145.00	Wix Subscription + URL Cost (added)
	USPS PO Box	120.00	-	
5422	Reserve Study Preparation/Update	-	1,565.00	Reserve Study Group
5438	Legal/Collection Expenses	2,000.00	2,000.00	Added \$1000 per Kym
5446	Accounting/Tax Returns/Reviews	250.00	325.00	
	Taxes & Fees	200.00	-	
5458	Insurance	1,000.00	1,083.00	\$83 increase per Feb renewal
	Total Admin Services	19,220.00	22,568.00	
4001	Annual Operating Expenses	28,965.00	31,117.90	
4901	Reserve Contribution	-	-	
	Total Annual Expenses	28,965.00	31,117.90	
	Net Income	855.00	(403.30)	
				3% increase = \$144.20 per unit

Summer Lake's PO Box is now closed. Send all correspondence directly to Community Association Partners at the PO Box listed above.

You may also contact CAP staff directly by calling 503-546-3400.

**March 17th 2021
ANNUAL MEETING PROXY**

Per the Oregon Condominium Act, the vote of an owner may be cast or given by proxy. A proxy is a person who is authorized to vote in place of an owner.

I/We, the undersigned, being a member(s) in good standing of the Amart Summer Lake Homeowners Association, do hereby appoint **(Check one Box Only)**:

The President of the Board, with the power of substitution if the President is not present, to any other member of the Board of Directors, as my/our proxy for the purpose of establishing a quorum ONLY.

The President of the Board, with the power of substitution if the President is not present, to any other member of the Board of Directors, and hereby authorize them to represent, vote and otherwise act for me/us in the same manner and with the same effect as if I/we were personally present and, in particular, to vote upon the following items at their discretion: Election of open board positions and IRS Ruling 70-604.

The following person as my/our proxy for the purpose of establishing a quorum ONLY:

The following person to represent, vote and otherwise act for me/us in the same manner and with the same effect as if I/we were personally present and, in particular, to vote upon the following items at their discretion: Election of open board positions and IRS Ruling 70-604:

In no event shall this proxy be valid for a period of longer than 11 months after the date of the first meeting for which it was given.

To validate your proxy, please also complete the following:

Your Name(s): _____

Property Address: _____

Signature(s): _____

CONTACT US



www.summerlakehoa.org



summerlakehoa@gmail.com
Reach any HOA Board Member using this address but please limit attachments to 6MB



Summer Lake HOA
c/o Community Association Partners
PO Box 2429
Beaverton, OR 97075



BOARD OF DIRECTORS

- President**
Kimberley Wilson
- Vice President**
Sharon Nuss
- Secretary**
Joan Codd
- Treasurer**
Randy Perry
- Webmaster**
Monty Montgomery
- Newsletter Editor**
Denise Crabtree
- Members at Large**
Tiffany Wheeler
Wayne McCroskey
Calin Dobrei
Trenton Selet
Andy DeMars

Arial photography courtesy of Summer Lake resident, Derek Storey