



AMART Summer Lake HOA  
 PO Box 2429  
 Beaverton, OR 97075



## A Note From Our HOA Board President Jason Rogers

Neighbors-

Our neighborhood turns 43 years old this year on December 10th. Like most things that age, without proper maintenance and check in's, age will take its toll!

This past spring when I volunteered to serve on the Summer Lake Homeowners Association Board, I had the goal of improving transparency of the board and management company by improving communication and to show value for the dues that each of pays by improving the overall neighborhood aesthetic.

Your all volunteer Board meets every other month. This meeting is open to everyone in our neighborhood and serves as a place where we as neighbors; formally discuss concerns, goals and topics concerning our Summer Lake neighborhood.

During our May meeting, we created a neighborhood survey designed to solicit feedback from the neighborhood about what was going well and what was not going well. Our goal was then to use the information provided to establish goals to guide the Board and the Management company for the future.

Notices, links and QR codes to the survey were posted near each mailbox, on the Summer Lake website and sent by email to each homeowner with a registered email address. 64 neighbors responded to the survey over a 25-day period. In this newsletter you will see the results from that survey!

During this month's meeting, July 27th, the Board will review the survey results and will establish goals around the feedback provided. The survey, results and goals will be available on the website for review. We will also repeat this survey next year, with the hopes making improvements to many of things identified as concerns.

As always, please continue to communicate to the Board and our Management company CAP. Your input and participation are valued and essential to Summer Lake!



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





## Summary Results of the Summer Lake Homeowner Survey

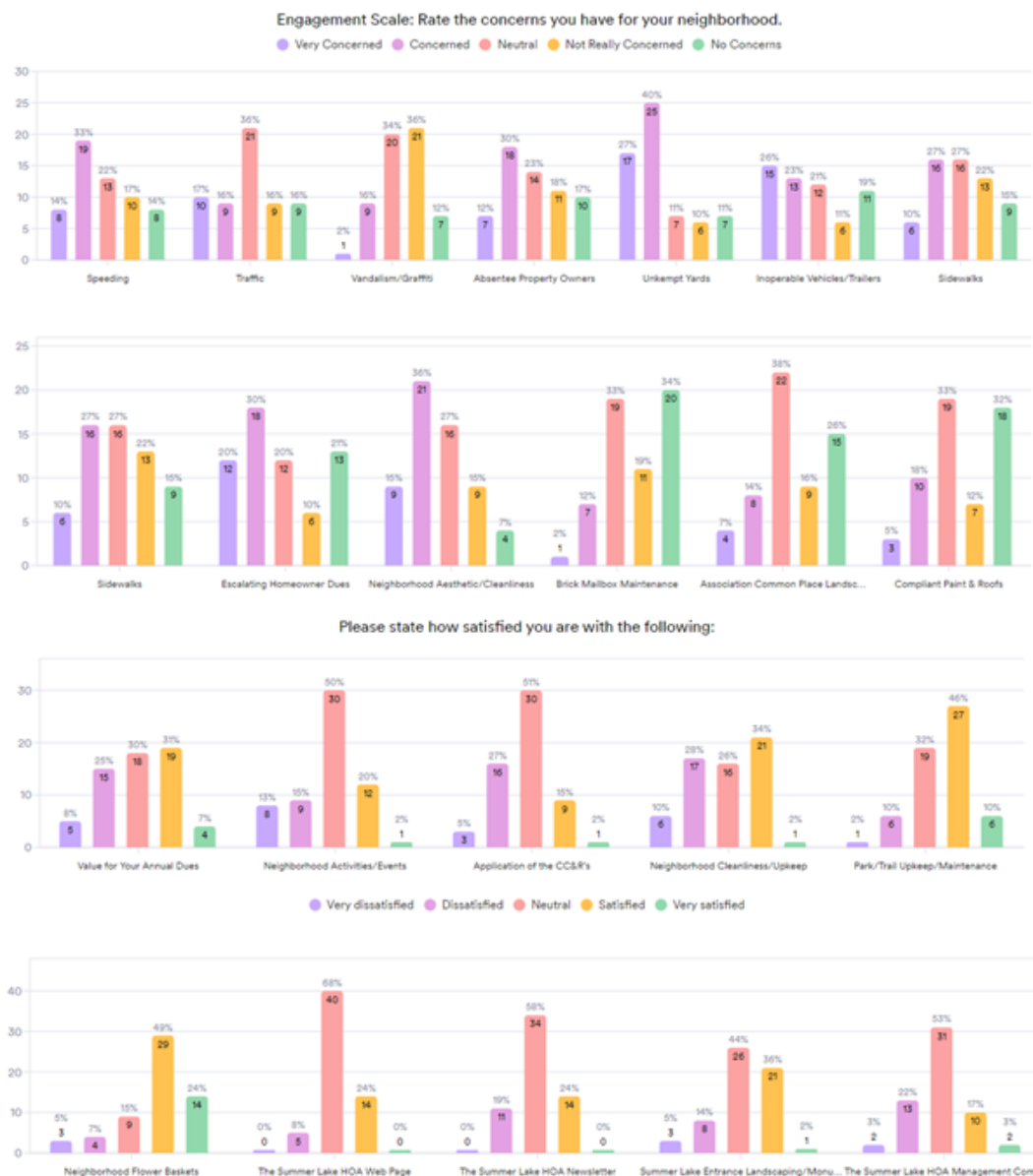
### Top 5 Concerns for Summer Lake HOA: (number of votes very/dissatisfied)

1. Unkempt Yards (42)
2. Neighborhood Cleanliness/Aesthetic (30)
3. Escalating HOA Dues (30)
4. Trailers/Campers/Inoperable Vehicles (28)
5. Speeding (27)

### Top 5 Things We Are Satisfied With: (number of votes very/satisfied)

1. Neighborhood Flower baskets (43)
2. Park Maintenance/Upkeep (33)
3. HOA Dues Value (23)
4. Entrance Monument/Landscaping (22)
5. Neighborhood Cleanliness (22)

As always, please continue, or begin, to communicate with the Board and our Management company CAP. Your input and participation are valued and essential to Summer Lake!



### Planning a Summer Event?

You can rent the Summer Lake Pavilion at Summer Lake Park via the City of Tigard's website.

Additional info here:  
<https://www.tigard-or.gov>

Have any suggestions for things you'd like to see in the Newsletter? Let us know!

Need information?  
 Email: [info@capartners.net](mailto:info@capartners.net)  
 Call: 503.546.3400

## Neighborhood Inspection

In order to protect the safety, health, and welfare of all residents, our Summer Lake governing documents require that all property owners keep their properties safe and well-maintained. All homeowners receive and sign documents agreeing to the principles outlined (also called CC&R's) during "closing" when they purchase a home in Summer Lake.

The Summer Lake volunteer board of directors, City of Tigard and CAP provide public education and code enforcement throughout our neighborhood, and while historically much of this education and enforcement has done reactively, we have identified the need to take a more proactive approach. This proactive approach relies upon regular inspections with notice of violations, meant to both educate and inform property owners of expectations. Additional reminders and education are provided during newsletters, on our webpage and via past board meeting minutes/notes.

On June 29th a walk-through inspection was performed. The inspection consisted of a curbside look of each property to ensure each home meets the expectations outlined in the Summer Lake Homeowners Association governing documents.

- o Total Number of Home Inspected: 213
- o Total Number of Violations: 155
- o Homes with Multiple Violations: 51
- o Homes with a Single Violation: 42

### Violations Per Category:

- o Landscaping: 55
- o Paint/Siding (needs paint or maintenance): 27
- o Roofs (needs maintenance or replacement): 21
- o Trailers/Inoperable Vehicles: 5
- o Sidewalk Repair: 7
- o Other: 40

Violations will be mailed to each homeowner with the expectation that issues identified will be addressed in a timely manner. Some of the violations identified are quick and easy fixes. Others may require time and money, which may take time to remedy. CAP will be available to work with homeowners regarding any violations received and remediation plans you have.

Subsequent reinspection's will occur for all homes with noted violations in July and August. The goal moving forward is to conduct biannual all-neighborhood inspections, the next one is scheduled for some time in the fall of 2022. A schedule of fines was adopted by the Homeowners board in the past. This tool will be used for those who do not comply with the requirements neighborhood covenant, codes and restrictions.

If you have questions or concerns, please contact the Board or CAP.

## CONTACT US



[www.summerlakehoa.org](http://www.summerlakehoa.org)



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



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*Arial photography courtesy of Summer Lake resident, Derek Storey*