



AMART Summer Lake HOA  
PO Box 2429  
Beaverton, OR 97075

Address service requested



### Fall Inspection Results and Compliance Reminders for Summer Lake

Our recent HOA inspection confirmed that the majority of Summer Lake residents are adhering to community standards, with only 17 violations identified among 219 homes. This high rate of compliance reflects our shared commitment to maintaining the beauty and cohesion of our neighborhood. Here's a breakdown of the areas needing improvement, along with guidance from the Summer Lake CC&Rs.

#### **Summary of Inspection Findings**

During the inspection, the following types of violations were observed:

- **Trash and Recycle Bins:** 11 violations involved improper storage of trash and recycling bins. As outlined in Section 7.5 of the CC&Rs, all trash containers must be stored in an area "not visible from neighboring Lots, the street, or Common Areas" except on designated collection days. This helps keep our community clean and visually appealing.
- **Yard Signs:** 5 homes were cited for unauthorized signs visible from the street. Section 7.4 of the CC&Rs states, "No sign of any kind shall be displayed to the public view on any Lot," except for specific exceptions, including "one sign advertising a Lot for sale or rent." All other signs should be kept out of view from public areas to maintain uniformity and prevent visual clutter in the neighborhood.
- **Car in Disrepair:** 1 home had an inoperative vehicle parked visibly. Per Section 7.6, "No inoperative vehicles or vehicles without current license plates shall be stored in areas visible from neighboring Lots, the street, or Common Areas."
- **Front Yard Trash/Rubbish:** 1 violation involved visible trash or debris in a front yard. According to Section 7.7, all "Lots shall be maintained in a neat and orderly manner, free of trash, rubbish, and other unsightly materials."

#### **Guidelines for Temporary Election Signs**

As a reminder, election signs are allowed within specified guidelines. Per Section 7.4, such signs should be displayed no more than 30 days before an election and must be removed within 7 days following Election Day. Please ensure that these signs are positioned so they are not visible from public streets, in line with the CC&Rs.

#### **Keeping Summer Lake Beautiful**

By following the CC&R guidelines, we each play a role in keeping Summer Lake an attractive and harmonious neighborhood. If you have questions or need clarification on specific standards, please reach out to the HOA Board or management company for guidance.

Thank you for your commitment to maintaining the appearance and spirit of our community! Together, let's continue to make Summer Lake a beautiful, peaceful place to call home.



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



## Addressing Neighbor Concerns and Resolving Disputes: Building a Harmonious Community in Summer Lake

As fall brings a fresh start to the season, it's a great time to revisit what makes our Summer Lake community such a welcoming place to live. While living close to others offers wonderful opportunities to build connections, it can also lead to occasional misunderstandings. This year, the Summer Lake HOA Board has received an increase in complaints on issues ranging from landscaping and waste bins to basketball hoops. In many cases, the neighbor being reported was unaware of the concern until it was brought to their attention by the Board or management company.

Several of these neighbors expressed they would have appreciated being approached directly about the concern before a formal complaint was filed, believing that a friendly conversation could have resolved the matter. Here are some steps to help address concerns thoughtfully while fostering a positive community atmosphere.

### Step 1: Get to Know Your Neighbors

One of the simplest ways to foster community and prevent misunderstandings is by getting to know your neighbors before any issues arise. This can be as easy as sharing a greeting at the mailbox or saying hello on a walk. Establishing a friendly rapport makes it easier to approach your neighbors if a concern ever does come up and can lead to a more open and understanding response.

With more homes now being rented, we also recognize that some of our new residents may be unfamiliar with the neighborhood rules. The HOA Board and management company are currently looking at new ways to engage renters and make sure they feel informed and included. We encourage homeowners who rent their properties to also share community guidelines with their tenants, helping everyone stay in the loop and feel welcome.

### Step 2: Direct Communication is Key

When a concern does arise, consider speaking with your neighbor directly and respectfully before involving the HOA Board or management. A quick, polite conversation can often resolve issues without the need for formal intervention. Here are a few examples and guidelines for a constructive, one-on-one conversation:

- **Addressing Landscaping Concerns:** If a neighbor's landscaping is impacting your enjoyment of your own property, try starting the conversation with something like, "I noticed your hedge has grown a bit, and it's starting to block some of my view. Is there any chance we could work together on a solution?"
- **Waste Bin Placement:** If a neighbor's waste bins are left out longer than HOA guidelines recommend, gently mention, "I realized our HOA prefers bins to be put away by a certain time. I just wanted to let you know in case it slipped your mind—I've had that happen to me, too!"
- **Basketball Hoops and Recreational Equipment:** If recreational equipment is obstructing shared pathways or driveways, approach the conversation positively. "I see the kids are really enjoying basketball; I just wanted to mention that sometimes the hoop gets a little close to the walkway, and I wanted to avoid any accidents."

### Step 3: When to Involve the HOA Board or Management

If a respectful, direct conversation doesn't resolve the issue, or if you feel uncomfortable discussing it with your neighbor, reaching out to the HOA Board or management team is the next step. Our board and management company can offer guidance, mediate conversations, or help work toward a resolution. Keep in mind that board and management intervention is most effective when used as a secondary option after personal communication has been attempted.

### Step 4: City of Tigard Mediation as a Final Step

If all else fails, the City of Tigard offers professional mediation services as a neutral, last-resort option. Their trained mediators provide a safe, structured environment for both parties to work through issues constructively. The mediation service is an excellent alternative to formal legal actions, keeping our community cooperative and respectful.

### Building a Positive Community Together

Summer Lake is a place we all love, and each one of us plays a role in making it a comfortable, respectful, and friendly place to live. By getting to know one another, addressing concerns directly, and using board resources when necessary, we can create a harmonious community that feels like home for everyone. With more homes now being rented, the HOA Board and management company are actively exploring ways to better engage renters, recognizing this as an important area for improvement. Thank you for your cooperation and commitment to keeping Summer Lake a beautiful and neighborly community. We're here to help, so please reach out with any questions or concerns as we work together to make our community the best it can be.

## Get Involved: Join the Summer Lake HOA Board!

Dear Summer Lake Community Residents,

Have you ever thought about joining our Homeowners Association (HOA) board? Whether you're passionate about keeping our neighborhood safe and beautiful or simply want to connect with neighbors, there's a place for you to make a difference. Serving on the HOA board has been a rewarding experience for me this year. I've had the chance to meet new neighbors, ensure our dues are used responsibly, and work alongside others who care deeply about our community.

Your involvement is essential to keeping our neighborhood vibrant and connected, and we have several open positions where you can bring your voice and ideas to the table.

### Why Should You Volunteer for the HOA?

Joining the HOA allows you to have a real impact on the future of our neighborhood. Here's what you can gain:

- **Make a Difference:** Your input will help shape decisions that improve and enhance the quality of life for all residents.
- **Build Connections:** Serving on the HOA is a fantastic way to get to know neighbors and build lasting friendships.
- **Flexible Time Commitment:** Most positions don't require a large time investment, and quarterly meetings help you stay involved without overwhelming your schedule.

### Open HOA Positions at Summer Lake

**President:** The President leads our HOA, setting priorities and guiding the board to make decisions that reflect our community's goals. This role is ideal for someone who's passionate about leadership and community development.

**Secretary:** If you have strong organizational skills, the Secretary role might be for you! The Secretary keeps the community informed and engaged, ensuring transparency by maintaining accurate records of meetings and communications.

**Treasurer:** Our Treasurer manages the HOA's financial resources, overseeing budgets and ensuring funds are available for essential projects. If you have a background in budgeting or finance, this is an excellent opportunity to contribute.

**Architectural Review Committee (ARC):** If you have an eye for design or love preserving the look and feel of our neighborhood, the ARC might be perfect for you. The ARC reviews architectural guidelines and property modifications to help maintain our community's aesthetic.

**Members at Large:** As a Member at Large, you'll bring your unique perspective to the board and represent the community as a whole. This role allows you to voice resident concerns and play an active part in shaping our neighborhood's future. It's a wonderful entry point for those interested in board service.

### Ready to Get Involved?

Your enthusiasm and insights could help make Summer Lake an even better place to live. Each position offers a chance to bring your skills, meet neighbors, and positively impact our community. If you're interested in learning more or would like to join, contact a board member or our management company by visiting our webpage: <https://www.summerlakehoa.org/>.

Thank you, and we hope to see you at our next meeting!

## Contact Us



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



[info@capartners.net](mailto:info@capartners.net)

Any HOA questions or concerns can be directed to the management company via this email address.



**Amart Summerlake HOA  
c/o CA Partners**  
PO Box 2429  
Beaverton, OR 97075



### Board of Directors

President: *Jason Rogers*  
Treasurer: *Nikki Burton*  
Secretary: *Caleb Brunton*

### HOA Committees

Website: *Monty Montgomery*  
ARC: *Kevin Banton*  
ARC: *Gretchen Noe*  
ARC: *Karen Koplien*



**Upcoming Meeting Schedule:**  
November 27, 2024 @ 6:00pm  
January 22, 2025 @ 6:00pm  
March 5, 2025 @ 6:00pm  
(ANNUAL)