

The President's Corner



It has been another busy year. The Annual Meeting was held September 18, 2011 and it was very well attended. Thank you all who came and made your concerns known - and it was really great to see several new faces there this year. It is really important to be aware of what is going on with your HOA and why the Board makes the decisions that they do and the legal requirements that we have to operate within. I hope that members will feel free to attend our quarterly meetings and stay abreast of what is happening throughout the year. We will post the meeting dates and times on the bulletin board.

Election for the HOA Board was held. The Nomination Committee made over 90 telephone contacts to residents asking for interest in serving on the Board and we have three new faces this year. I am looking forward to working with

the following Board Members. Vice President, Joe Lombardi. He is a bright and energetic fellow who will bring new ideas to the fore and will be a real asset to the HOA. Julie Youse, Treasurer, is a returning member of the Board. Secretary, "Win" Lombardi is also new to the Board. She is adept at the computer software that will enhance the role of the secretary. We are looking forward to updates in our phone book, other documents for the association, and increased communication with members. Serving as the Landscape Committee chair will be Denice Seeger. Denice is an avid gardener with a green thumb and a love of flowers and plants. She will be a very nice addition to the Board. The Board is very grateful to outgoing Secretary Donna

Fernley. She has worked tirelessly for several terms to serve the members and keep us on target with meeting minutes and the annual elections. As you know, a very big item was on the agenda for the annual meeting... the dues increase. Prior to the meeting there were two open meetings for members to learn about the rationale for the increase and ask questions.

There was also controversy and some who expressed misinformation. I am pleased to announce that the increase passed by a margin of more than 2 to 1. Effective January 1, 2012, the dues will increase from \$50.00 to \$100.00/yr. Statements will be sent by January 1 and dues are payable by January 15th of each year.

Continued on page 2

Westview Connection



Inside this issue:

The President's Corner [continued]	2
Neighborhood Watch	2
Protecting Your Investment	3
The Treasurer's Report	4
My Experiences with "Corrections"	4
Homeowner's Corner	5
National Neighborhood Night Out	5
Westview Estates Homeowners Association Board	6
Meet Our Two New Board Members	6

The President's Corner [continued]

Members are reminded that under the By-laws, if they are unable to cover the \$100.00 in a single payment, they may ask the Board for a payment plan, workable for both the member and the Board, before March 16th of any year.

Everyone has no doubt seen the new fence at the front entry. This addition was made possible by a generous donation by Jack Moe. With the help of five other donors who wish to remain anonymous, and a cour-

tesy bulletin board by Rick's Fencing, we were able to replace a fence that was a never-ending expense with repairs and painting. In the next three years or so, we are looking at the replacement of the Wallace Road wooden fence as it is deteriorating. In preparation for that expense, part of the dues increase will go to the Reserve Fund (savings account) to build the reserve of money needed toward that project.

The Board will continue to work

on your behalf throughout the year to keep the home values up and neighborhood looking appealing to both the residents and prospective home buyers. We know that you will continue to work with us toward that goal by reviewing your CC&R's and accepting responsibility for following the requirements.

Darlene Livermore,
President



Neighborhood Watch Program



We appreciate Jetta and Ken Olleck who recently resigned as the Neighborhood Watch coordinators. They were a tribute to what the "watch program" stood for: keeping up with changes of home ownership in our community, staying in touch with block captains to advise them of news concerning our community, and coordinating our Neighborhood Out evening in August each year.

I have offered to fill this vacancy and am committed to uphold the standards the Ollecks have set. My first assignment is to fill the vacant block captains needed for blocks 7, 8, 9, 10, 11, which include the following homes:

block 7:
addresses #3408 - 3419 LVC
block 8:
addresses #1778 - 1858 MCL

block 9:
addresses #1865 - 1928 MCL
block 10:
addresses #3395 - 3407 LVC
block 11:
addresses #1935 - 1998 MCL

The responsibilities of a block captain are to keep an eye on the homes in your block and report any suspicious activity. Any neighbor that does this increases the safety and livability of our community and communication between neighbors. Please volunteer to fill these vacancies by calling me at 503-689-3211.

Finally, here are some suggestions for a safer community:

1. Keep your garage doors closed, unless you are working in your garage or around the outside of your home. Open garage doors invite unlawful entry

- into your home and encourage burglars, thieves and vandals.
2. Keep car doors locked, even in your driveway. Never leave the keys in your car even if you are just running back into the house for something. It's always a good idea to keep your car in the garage out of view and safe.
3. Keep your front and back doors locked while away and even when at home.
4. Let a trusted neighbor know when you will be out of town so they can keep an eye on your property.
5. Report any suspicious activity or people hanging around that do not belong here, especially around the mailboxes.

Remember to expect the best, but prepare for the unexpected.

Marlyn Dinsmore,
Watch Coordinator



Protecting Your Investment

It's a known fact that the most expensive asset you have is your home. . . if that be case, why do people not protect it? The simplest way to protect this high priced asset is to keep it in good condition by maintaining its weather-exposed surfaces.



Painting a house isn't rocket science – free guidelines are available at most hardware and paint

stores. But the most important part of this chore is the preparation work being done before the first brush-full of paint is applied.

Be sure to inspect surfaces around rain gutters, and downspouts to ensure that rainwater is being carried away from the house and its foundation. Standing water, and surfaces that are not allowed to dry between rain showers are invitations to mildew, fungus and dry-rot – shrubs planted too close to the house are a major cause of siding's not drying. Painting over "punky" wood is inviting MORE trouble – do not "patch" dry rotted wood with putties, remove the damaged material and replace it with new materials. If wood is exposed, remove all loose paint, and prime-coat all exposed "raw" wood.

Manufacturers of "mobile" homes are great ones for using siding panels that have vertical grooves with siding bats at the

seams. Architecturally, these look great. . .but those grooves are prone to allow fungus – even mushrooms – to grow. Clean those out, then apply caulking where you see holes in there.

Once you've replaced or repaired and primed the damaged materials the next step would be to clean all surfaces to be "finish coated". The cleaning step is no longer a "biggie" for the average homeowner. Pressure washing really isn't necessary – in fact, the average homeowner can do more damage than good by using a pressure washer; especially if used around window and door casings. I've seen heavy staining on the inside walls due to high pressured water getting behind window trim.

An excellent cleaning material is a combination chlorine and TSP – this is simplified by the ready-to-use cleaner called "30 Seconds". Just fill a garden sprayer with 50% water and 50% "Thirty Seconds" then spray your siding (including the roof-edge rain gutters), allow it to sit half a minute, and simply hose it off with your garden hose.

Note: It has been my experience that the prescribed "full mixture": 50/50 is much too strong to use on vinyl or aluminum siding if you don't intend to repaint it – the protective gloss surface is often removed by this potent mixture. The directions state to apply the cleaner to a dry surface – however, an added precaution is to wet down

adjacent shrubs and plants immediately after cleaning that area.

Be sure to apply caulking around windows and doors. This will not only ensure your paint's protection but to seal in the heat of your furnace. Allow the surfaces to dry completely – a day or two after the hosing is usually good enough.

Today there is a wide variety of paints are available. The old oil based paints are slowly removed from paint stores. "Water based" latexes and vinyl paints have been improved so much since the old "Kemtone" years in 1940s, that using oil based paints, and the cleaning of brushes is really a waste of your time and money. Prime-coating with oil-based paint is still advised – the flat (no-gloss) surface of primed surfaces will allow the water based paint to stick just fine.

The old rule, "An ounce of prevention is worth a pound of cure" is certainly apropos when it comes to painting your home – a little work and a coat of paint now can avoid much more work and higher costs "down the road."

Don Cavanaugh, a retired house painter, wrote this article for the our newsletter. Though it seems that the winter rains have arrived, an Indian summer may provide you with an opportunity to take advantage of some of Don's tips.

Thank you for sharing your expertise, Don!



The Treasurer's Report

A dues increase of \$50 was voted in at the Annual Meeting. The yearly dues will now be \$100 per household. Statements will be sent out by January 1st with dues to be paid by January 15th. At the end of September these are the balances

in our two accounts:
\$7,238.63 in the general checking account, and \$3,070.72 in the reserve account.

Julie Youse,
Treasurer



My Experiences with "Corrections"

This all started with someone (you know who you are) saying "Why don't you run for secretary, it'll be a lot of fun." And mostly it has been. I have met so many really nice, patient people. Kind people.

We have accomplished so much in the past 4 years. The Board accomplished a lot, I took notes, - but not always correctly. It did improve when I purchased a small recorder. I will say I thought the entire time that I was doing something worthwhile for the benefit of our HOA.

Our neighbors are the nicest people: accomplished, thoughtful, creative, friendly people, each wanting to live in a neighborhood of homes well maintained as are theirs. I don't think I would have known most of them at all if I hadn't been secretary. We really do need and enjoy the Neighborhood Night Out. We are able to chat with people we seldom see. There is always laughing, good treats and learning a little bit about our Salem Police (don't they all seem to have a terrific sense of humor?).

We are fortunate to

have dedicated volunteers, working hard for their neighborhood, the pride they feel when friends come to visit. It does take seemingly endless hours to maintain our homes and long hours to maintain our neighborhood but the pride I feel when I come home to a great, safe neighborhood and even greater neighbors...priceless.

Thanks for voting for me. Now it is Win's turn, I know you will give her the same kind welcome you gave me.

Donna Fernley,
Secretary



Wishing you and yours a happy holiday season and a joyous and prosperous new year.



Homeowners Corner

This new section in the Newsletter will be used to address resident concerns that have been brought to the attention of the Board.

Dogs: At the annual meeting, a resident raised the issue of dogs that are allowed to urinate and/or defecate on other people's lawns. The Board receives more complaints about dogs than any single subject. These include dogs that are allowed on other people's property by extended leashes, allowing the animal to do its "duty" on other's property, not picking up after your dog, and allowing it to bark endlessly, thereby disturbing neighbors at all hours of the day and night. Dog owners have been observed allowing their dogs to soil the front entrance, the streets and sidewalks,

and then not stopping to pick up after the dog. Residents take pride in their yard and lawns and are not happy when they find deposits and burned spots in the grass.

The City of Salem now handles barking complaints. There is a new dog ordinance that covers this matter. Look it up, familiarize yourself with its contents and the next time you are disturbed by a barking dog, call the Salem Police. Also, be aware that under our neighborhood CC&R's, the Board may also take action under the Nuisance Resolution and a fine can be issued to the dog's owner.

Cats: Even though cats have also been the source of several complaints, they are not controlled under City Ordinance.

Consider this: first, your cat will live longer if kept in doors. Second, your cat should be spayed or neutered. This keeps them out of fights, and keeps the male cats from spraying on patio doors, BBQ covers, etc. .

Several residents love to feed and enjoy the birds, but in our neighborhood, we have several cats that have been left behind by former owners. These cats have been a nuisance and have actually been seen sitting in a bird feeder. If your cat roams at will, and shows no collar or identification, they may be subject to live traps and turned into cat rescue or other organizations. Please be careful with your cats and thoughtful of your neighbors.



National Neighborhood Night Out

The Neighborhood Watch Program began around 1960. Several years ago our community joined, and for the past few years have participated in the National Neighborhood Night Out.

This year we had a great gathering with over 60 neighbors attending. The weather cooperated, and tables, chairs and canopies were set up by block captains. West Salem neighborhood businesses, Figaro's Pizza, Wallery's Pizza,

Dutch Bros., Safeway, Roth's and Baskin Robbins, contributed food that was enjoyed by all. We had wonderful pies donated by block captains and other home owners as well.

The number of new neighbors attending was encouraging. This year we met in the cul-de-sac at the east end of Lake Vanessa Circle. A representative from the Salem Police Department arrived to bring us up to speed regarding some new traffic laws and crime prevention

news. All evening neighbors had a good time visiting and enjoying the great food.

If you were unable to join us this year, we encourage you to be a part of this event next year. (Neighborhood Night Out is always held on the first Tuesday of August.) It is a great way to meet other neighbors in our community. We hope to see you there next year.

Marlyn Dinsmore,
Watch Coordinator





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NEIGHBORHOOD WATCH

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Watch Coordinator**

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**Upcoming
Board Meetings:**

October 4, 2011

March 6, 2012

July 11, 2012

September 16, 2012

Annual Meeting

2:00 - 4:00PM

[At the Masonic Temple]

*Unless otherwise noted
all Board meetings are held
at 3435 Lake Vanessa Cir. NW
at 7:00 p.m.*

*All meetings are subject to change.
Changes will be posted on the bul-
letin board at the entrance.*

Meet Our Two New Board Officers



Joe and Win Lombardi moved into Westview Estates in November 2004, when he was called to be the Senior Pastor of North Salem Baptist Church [now New Harvest]. Joe was born in Jersey City, New Jersey, and Win was born and raised in Aurora, Illinois. They met in Aurora in 1977, when Joe was

hired to be the new band and choir teacher at a small private school where Win was working as the school secretary. They were married on June 23, 1979. Over the past 32 years they raised two sons [and a whole bunch of dogs]. Their older son, James [27], lives and works in Seattle. Their younger son, "TJ" [25], is serving in the security forces of the United States Air Force, on Malmstrom Air Force Base in Great Falls, Montana.

When the Lombardis arrived in Salem in 2004, they were accompanied by two canine companions: Max [a very large yellow Lab], and Lucy [a chocolate

Lab]. Both lived long healthy lives [Max died in his 14th year and Lucy died this past February in her 15th year], and brought a lot of joy to Joe and Win. Five years ago they were given a small black Lab puppy, Sadie Dakota, who lives up to her name as the "Princess" of the house!

Joe is currently "between ministries," and occasionally does pulpit supply for area churches. Win works as an administrative assistant in the Director's Office of the Department of Consumer and Business Services. She will put her secretarial skills to use in our HOA. We welcome both of them to the Board!

