

**WESTVIEW ESTATES
HOMEOWNERS ASSOCIATION
P.O. Box 5681 Salem, OR. 97304**

**NEWSLETTER
December 2009**

BOARD OF DIRECTORS

PRESIDENT

Darlene Livermore
Ph: 503-362-6267
Email: dsl42@msn.com

VICE PRESIDENT

Judy Oliver
Ph: 503-371-8709
Email: rwoLiver@comcast.net

SECRETARY

Donna Fernley
Ph: 503-365-9795
Email: hallmeade@aol.com

TREASURER

Julie Youse
Ph: 503-375-9110
Email: ajyouse@comcast.net

COMMITTEES

NEIGHBORHOOD WATCH

Ken & Jetta Ollek
Ph: 503-393-0507
Email: shalom2u1@msn.com

SOCIAL COMMITTEE

Elaine Clark
Ph: 503-540-7910
Email: mec1941@hotmail.com

LANDSCAPE/ARCHITECTURAL

COMMITTEE

Doug Wilson
Ph: 503-581-5880
Email:

NEWSLETTER

Don Cavanaugh
Ph: 503-378-1214

PRESIDENTS MESSAGE

by Darlene Livermore

What a great year we have had and I want to personally thank the members of the Board and all of the residents that have been so helpful and supportive throughout the year. Together we have made some major changes that put our Association on a better footing-- and-- visitors to the neighborhood have commented on the continued improvement in its look. New residents have moved in and stated they wanted to be here because we look like we care about and respect our properties. Thank you.

The HOA held its Annual meeting the 20th of September and what a great turn out. Over half of the households were in attendance. The membership affirmation that the Board is heading in the right direction was very rewarding to hear. With the election of officers, the President, Vice President and Secretary will be returning but I want to welcome two new members to the Board. Julie Youse is our new Treasurer and is very well qualified and will do an excellent job. Elaine Clark is the new Social Chair and I am sure that she will be looking forward to talking with you about ideas you have for fun things the neighborhood can self-initiate and bring to Elaine; things that help us to be better acquainted, help each other, lend a hand to one who needs our help. Bring your ideas to Elaine. The Board takes care of the daily business of the Association but you and the Social Chair help us be a fun community.

The Board will be continuing with the process of developing Administrative interpretations to accompany the existing CC&R's. To do so, the Board will have a series of "work sessions" to draft resolutions. Hopefully, by the March 2, 2010 meeting, we will have the drafts ready for presentation to the membership, take your comments and input, and then revise or pass the resolutions. It will be another busy year putting more of the foundations in place.

Some of you may have noticed that the Wallace Rd fence sustained some damage in the November wind storms. The Board obtained three bids to repair the broken posts. University Fencing and Home Improvements was awarded the bid. Work will begin as early as next week to fully repair the damaged sections. Issues such as this points up the requirement for a Reserve Fund. Please read the Vice President's message for information on the Reserve. The Board has taken action to establish the required fund and will be moving a portion of the dues monies into a separate account. Each year we will continue to fund the Reserve Account.

The Board has also entered into a Personal Service Contract with an accountant who will provide technical assistance to the Board on maintaining our financial records. She will also be preparing statements, recording and overseeing the collection of the 2010 dues.

LANDSCAPE CHAIR'S MESSAGE

by Doug Wilson

Wintry weather is approaching so here are few reminders that may prove helpful.

It's a good time to close up the foundation vents and install styrofoam plugs. This particularly helpful on the wall the water pipes are installed.

Most of us have frost proof faucet valves--if not install a styrofoam cover.

Clear gutters of debris. It is so embarrassing to find gutters full of ice laying on the porch or in the yard.

Of course check on the elderly and shut-ins during ice and snow events. They may need a hand getting to the groceries.

If we get a repeat of last winters snow storms and you find your walks and driveways inundated, give me a call and I'll see if Will Cullins or another can shovel it for you. Remember--The City requires you to keep your walks free of snow and ice.

VICE PRESIDENT'S MESSAGE

by Judy Oliver

WVHOA RESERVE FUND

(A short review for those who did not attend our annual meeting)

ORS 94.595 requires planned communities (such as ours) to have a savings account (reserve fund) separate from the general operating account funded by annual dues.

This reserve account is to cover MAJOR repairs or replacement, in whole or in part, of property owned by the Association. This property includes items that will need attention during the next one to 30 years, and that cannot be paid out of annual dues and donations.

In our case there are: The wooden fence at the front entrance and along Wallace Road; the irrigation and electric lighting systems; the stone wall at the front entrance, and the letters on it; and, the stone retaining wall at the front entrance.

The wooden fence along Wallace Road already has suffered major damage due to recent high winds. So far, repair estimates have been more than \$900 for materials and labor. Replacements will be high wind resistant metal posts.

As required by ORS 94.595, we have completed a reserve needs study, focusing on the projected usable life of each item, the high and low cost, and the present condition of the items. A copy of the study is posted on the WVHOA bulletin board at the front entrance.

TREASURER REPORT

by Julie Youse

As of December 1, 2009 the WVHOA account balance is \$7,611.82. In mid December, \$3,000.00 of this balance will be transferred to an interest bearing Reserve Account. A reminder... statements for the 2010 annual dues (\$50) will be mailed out mid December and are payable in full by January 15, 2010. You may remit payment to PO BOX 5681 or drop them in the Association mail box at the front. If you have questions regarding your statement, please contact me or the President. Thank you.