

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

**NEWSLETTER  
February 2015**

**BOARD OF DIRECTORS**

**PRESIDENT**

Darlene Livermore

Ph: 503-362-6267

Email:

[westviewpresident@gmail.com](mailto:westviewpresident@gmail.com)

**VICE PRESIDENT**

Janice Hays

Ph: 503-315-7574

Email: [westviewvp@gmail.com](mailto:westviewvp@gmail.com)

**SECRETARY**

Jane Roberts

Ph: 503-581-3607

Email: [westviewsec13@gmail.com](mailto:westviewsec13@gmail.com)

**TREASURER**

Virginia Knabe

Ph: 503-362-2632

Email: [westviewTreas@gmail.com](mailto:westviewTreas@gmail.com)

**COMMITTEES**

**NEIGHBORHOOD WATCH**

Marlyn Dinsmore

Ph: 503-362-6267

Email: [marlyn326@hotmail.com](mailto:marlyn326@hotmail.com)

**SOCIAL COMMITTEE**

Elaine Clark

Ph: 503-540-7910

Email:

[westviewsocom@gmail.com](mailto:westviewsocom@gmail.com)

**LANDSCAPE/ARCHITECTURAL  
COMMITTEE**

Larry Baxter

Ph: 503-362-3950

Email: [wview14lac@gmail.com](mailto:wview14lac@gmail.com)

**NOMINATION COMMITTEE**

Evelyn Epperson

Ph: 503-363-0130

[emenomcom@gmail.com](mailto:emenomcom@gmail.com)

**SPRING IS COMING  
IT'S TIME FOR CLEAN-UP**

The single most important function of an Home Owner's Association is to keep up the property values and value of our homes. For that reason the Covenant, Conditions, and Restriction (CC&R's) focus on rules the ensure the home is well maintained, landscaping is clean and crisp, and that fences and general architectural style of the homes is within the mainstream. So... with spring approaching let's collectively work to clean up the neighborhood and look the best we can. Here are some things we need to address.

**DRIVEWAYS AND BLACK MILDEW**

Many driveways are covered in the traditional Oregon black mildew. Those drives and sidewalks that are North facing take a larger hit but are no means the only ones in need of help. If you do not have a pressure washer, talk with your neighbor and see if you can jointly rent a pressure washer. It will keep the price down and perhaps help build some bonds by working together. Once the concrete is clean and dry, if at all possible use a roll on concrete sealer. It will inhibit the growth of new mildew.

**ROOF MOSS**

Moss on the roof is extremely unsightly and can dramatically reduce the life of the roof. For this reason, roof moss is high on the list for "Maintenance" under the CC&R's. The Board will be looking at the worst of these roofs and notices will go out to alert residents for the need for action Please review your CC&R's so that you are familiar with the requirements and penalty actions that can follow. Below is a list of things that you can do to correct the problem.

1. DO NOT pressure wash your roof. It removes the sand finish and will reduce the roof life.
2. Do use any of the following products for low environmental impact: baking soda, granular Tide, or Moss-A-Ware.
3. Once the moss is dead, lightly scrape the big chunks of moss and sweep the dead moss from the roof. Be sure to disconnect the down spouts from the gutters so you don't plug the down spout. Then clean out the gutter and reconnect the down spout.
4. Once clean, install a Z-Strip on either side of the ridge cap. This is a 4" wide stripe of zinc that comes in a roll. As rain runs over the zinc stripe, it releases some chemical run off that continually kills moss. This is why you can see clean stripes that form below the metal roof vents.
5. Hire a company to clean the roof. Depending on the severity of the problem and the company doing the work, the price can vary considerably. Generally you are looking at \$75 to \$375. While that may seem stiff, match that against \$7,000 to \$10,000 for a new roof. Here are two companies that do this kind of work. These names are for your convenience only and the HOA makes no endorsement, recommendation, or warranty regarding these businesses.  
OutShine 541-207-4224  
Green & Clean 1-877-881-3875

## ARE YOU PAINTING OR RE-ROOFING?

**Roofing:** Most of the homes in Westview were set in 1995-1998. Manufactured homes during this period were built with a 10-15 year asphalt roof. Unless the roof has already been replaced, a quick math calculation reveals that nearly every roof in the complex needs to be replaced now. As one drives around the neighborhood, one can observe that shingles have been blown off by the wind, some patched, often with a different shade of shingle, or not replaced at all. The Board can appreciate that roof replacement can be expensive but nothing as costly as leaks that stain or destroy ceiling, promote mold growth inside, or worse promote dry rot. Ask around among neighbors that have had roofs replaced and get the names of contractors that have done good work at a competitive price. Maybe two people can work together to see if they can get a bargain price if the contractor can do two or more homes in the same area. The bottom line is it has to be done before you list the value of your home, get forced to replace it while trying to sell it, or have to make a big price adjustment in order to sell it. Prospective buyers are more eager to purchase a home where they don't have to worry about a big ticket item before they get started.

Roofs are a major maintenance item for enforcement under the CC&R's. As a reminder, if you are going to replace your roof, you are required to submit a request to the Architectural Review Committee in advance of replacement. You will need to submit a roofing sample for color (subdued earth tones), type, and Manufacture. All roofs must be, at minimum, a twenty (20) year asphalt. No shake or metal roofing is permitted. The Board has thirty (30) days to approve submission so please, do not wait until the last minute.

**Painting:** Painting is another major CC&R Maintenance requirement. As you look around the neighborhood, one can see that a number of homes need to be repainted. If the paint is faded, flaking, chalking, or showing black mildew streaks, it is time. Also, if the window and door surrounds, or the horizontal band at the bottom of the house are swollen, they are absorbing water due to caulking that has failed. Those need to be replaced before they rot further and create worse problems like deteriorating the siding, floor joists, or rafter tails. Many homes have no paint on the door molding. This is unsightly and an invitation to rot. They need to be primed and painted. When painting, it is better to use a satin or semi-gloss paint rather than flat. The smoother paint surface allows dirt to shed better than flat paint. Since mildew is a never ending problem in Oregon, be sure the paint has a mildewcide in it. Even if it does, it is a good idea to purchase a small bottle at your paint store and add it to the paint to enhance the effect. You will be glad you did. Don't be afraid to tackle the job yourself, if you have a fairly level lot so a ladder is stable. Most homes can be done with a step ladder but for the gable ends. Clean the surface to be painted and then use a roller, followed by a quick swipe of a brush to smooth out the roller texture and get into the grooves, it can make a quick job of it.

Paint colors are subject to the approval of the Board. Color samples of main color and trim should be submitted to the Architectural Committee who will work with the Board for approval. Once approved, you can not decide to just use another color. If you change your mind, resubmit your idea to the Board. While we have some hold over exceptions from earlier times, home colors are to be earth tone. Drive through some of the newer neighborhoods and see what colors are being used. Updated colors really enhance the curb appeal of a home and make it attractive to prospective buyers. We all

## LANDSCAPING

**WEED CONTROL:** The CC&R's require that weeds and landscaping are under control. Spring is on us early this year and weeds are off and running. Last year the HOA offered a program of two free weed spray applications to anyone who wished to participate. Twenty-three homes made use of the program and it made a big dent in the spread of weeds to neighbors yards. Unfortunately, some of the worst offenders did not participate. The HOA is again offering the program this year. If you wish to participate, the Waiver Form is available on our web site under the menu section for "FORMS" ([www.westviewestatesha.org](http://www.westviewestatesha.org)) Please fill it out and return it to the HOA drop box at the front. The deadline for requesting service is MAY 15, 2015. A schedule will then be set up and you will be notified of when your yard will be sprayed. A notice will be posted on your door when it has been completed so you will know when to keep pets and kids off for 24 hrs. Once the big spraying has been done, it is your responsibility to keep the weeds under control.. A quick spray with Weed-B-Gone will keep broad leaf weeds at bay provided you hit them as they come up.

**PRUNING AND GRASS CUTTING:** If not already done, this is the time to prune roses. Cut out all dead canes and keep a few of the most healthy canes. Prune to a height of 8" to 16" by making an angled cut about 1/8" above an outside facing leaf node. A node is the little "eye" slit on the cane where a leaf will appear. If it has already leafed, it will be easy to see the one that faces to the outside of the bush. The idea is to keep the center of the bush open to air movement and not have any branches pointing to the center of the bush. This "steers" the shape of the bush, helps reduce disease and makes for more blooms. Long stem roses do not appear because the plant is 4' high.

Grass should be cut on a regular basis and yards edged. As the summer progresses, some residents do not water the grass. Because the grass is not growing does not relieve the owner of the requirement to keep weed flowers cut before they go to seed and spread the wealth to all. Nothing is more unsightly, or more irritating to neighbors, then to see the yellow flowers sticking up from the dead lawn. Keep your neighbors well being in mind as well as your own.

**DOG AND CAT DROPPINGS:** A constant complaint is from neighbors who have to pick up dog dropping from their yard. If you have a pet it is your responsibility to pick up after it and keep it from being a nuisance and that includes noise. Most pet owners are very protective, and yes, defensive of their pets. However, they must accept and understand that not everyone shares the feeling, especially when the dog urinated on their shrubbery and lawns, killing plants and leaving brown spot in their grass. Nothing is more irritating then to have to clean up after a delinquent dog owner, step in the “job” while walking in the yard, or running over the treasure with the lawn mower. Be considerate when walking your dog, keep them off yards and shrubs and carry a doggy bag. If you have a pet in a fenced yard, keep that picked up as well. The Board receives numerous complaints that the neighboring yard is so full of dropping that it is impossible to enjoy their own yard because the smell is overpowering.

Cats can be a problem too. Bark dust is attractive for litter boxes but not so much when one has to work in the flower beds. Recall that under the CC&R’s, cats are to be limited to not more than 4, must be spay or neutered and KEPT INDOORS.

**BARK DUST:** Fresh bark dust can cover a number of sins in a hurry and smell so fresh as well. Think about freshening the winter fade with new material. Keep in mind the only Hemlock or Fir natural BROWN bark dust is permitted. Dyed wood chips, wood shard (hog fuel), rock, or gravel is NOT PERMITTED. If your whole yard is bark dust, it must be tastefully augmented with appropriate shrubbery. That might be Azaleas, Rodys , Pieris, Barberry,

## WINDOW SCREENS

Take a look at your window screens! Are they faded white? Are they torn? These are sign of weather and sun rot. Please replace them. Replacement is simple and easy. Screen material, spline cord and roller tools can be purchased at any hardware store. Just pull the spline cord to remove the old screen, roll out the right amount of new screen material, use the roller to insert the spline cord, taking care to keep the screen material taut in both directions, and trim the edges. DONE. City of Salem Building Codes require that all homes have working window screens as does our CC&R’s. You will get a letter from the HOA for failure to maintain screens, or having missing screens. Non-compliance can get you a fine.

## FENCES

Fence repair is needed on several lots. Broken posts, leaning towers, and rotted fencing, is unsightly. Here are a couple of things you will need to know about fences. Only cedar, white vinyl, or chain link is allowed. Before you erect any fence (whether in compliance or not), you are required to apply to the Architectural Review Committee and provide a drawing of your project complete with material sample. Under the CC&R’s the HOA will record the location and ownership of the fence so that there are no future question as to who has ownership and maintenance responsibility for the fence. Fences are required to be built with the finished side to your neighbor, or in the alternative use a “good neighbor” fence so each has a finished side. The Board notes that some fences have been built in the reverse. When repairs are made, that error MUST be corrected. Wood fences must contain 4x4 posts and 2x4 rails. Chain link fences must be strung with the posts on the owners side... do not make your neighbor look at the poor side of your desire for privacy.

# HAVE A GREAT SUMMER

