

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

**NEWSLETTER
March 2009**

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PRESIDENT'S MESSAGE

Despite the forecast for more snow and rain, **SPRING IS ON THE WAY**. Spring is a time of renewal and also the time to clean and freshen up the homestead. In walking around the neighborhood, it strikes me that we all need to examine the condition of our homes and yards after the effects of winter and do some "sprucing up". Here are some ideas that you might find helpful.

There are four main causes for home damage and value decline and goodness knows in these economic times, anything each of us can do to maintain the value and appearance of our home is a good plan. Look for these items: water/mildew damage, pests, and roof repair and/or replacement, and lastly, "just can't seem to get around to-it". Here are some helpful hints on things to look for and things I have noticed as I drive or walk through out the neighborhood.

ROOF: There is heavy moss on many of the roofs and moss can lead to a faster deterioration of shingles and water leaks. Moss can be cleared away by simply applying a moss killer designed for roofs. Products such as Moss-A-Ware can be purchased at any hardware store. There are two other alternatives that work....detergent, such as Tide, sprinkled along the roof cap and allowed to dissolve and run down with the rain, or something called Z-strip. Z-strip is a zinc strip that comes in a roll and is installed under the ridge cap. Rain passing over the zinc releases a harmless chemical that will not allow moss to grow. Ever wonder why there is a clean streak on the roof coming down from the vent covers... zinc. If the moss is heavy, it needs to be removed after it has been killed. Many of the roofs are reaching a point of replacement. Manufactured homes generally come with a 3 tab asphalt 10-15 yr life. Wear and tear can be seen on several of the roofs so watch for leaks and think about replacement. Remember, the CC&R's only allow for Earth Tone Asphalt shingle roofs.

PAINTING: The recommendation for repainting on homes containing the composition types of siding, which most of us have, is every 5yrs. Individual conditions can change that. Many homes are showing wear and tear from sun fading and have mildew streaks showing on the lighter colors. Flaking paint is visible on some and many door and window trims are down to bare wood and even swollen from failing caulking. These areas need to be cleaned, primed and painted before dry rot takes over on the unprotected bare wood. (Cont'd on Page 2)

PRESIDENT'S MESSAGE (Cont'd from page 1)

Think about whether you need to paint this year, and if so, look around the newer neighborhoods to see the “in colors” and think “resale”.

You may absolutely love the latest shade of pink or lavender but 99% of buyers will only pass by or see a very hefty price reduction to be had in any offer. Please stay in keeping with the earth tone feel of the neighborhood. In lighter colors, add a extra addictive, a mildewcide. That can be obtained from most paint supply stores and can make all the difference. After you paint... think about house numbers. They should be large enough and have enough contrast to the house that they stand out for emergency responders. Another item that is gaining attention, the metal security screen door. Unless they are maintained, they rust! There are several in the neighborhood that are unbecoming to the house and the beauty of the neighborhood and need cleaning and painting.

DRY ROT: Some homes are showing the signs of wood that is breaking down from excessive moisture and lack of air circulation caused by plants too close to the house or no paint. Check what is called the “belly band”, that strip of trim at the lowest point around the bottom of the house. Also check behind gutters and down spouts. The last thing you need to repair are floor joist or rafter tails. Excessive moisture, too close to the home, or rotting wood is the perfect pathway for carpenter ants and other pest to make a home.

YARD MAINTENANCE: March is a good time to start your **WEED CONTROL** and lawn renewal. If you don't like yard work, please, get someone in to do it. The Board has more complaints from residents about weeds and unsightly yards then most things. Those who keep up a nice appearance really get annoyed with the neighbor who lets weeds go to seed and wind that blows the little seeds all over the neighborhood. How about thinking of your neighbor when putting out excessive yard ornaments or the less than attractive plastic children's toys for all to see. Keep those items in the rear of the house and behind fences. You don't see these kinds of items in upscale neighborhood and their appearance sends the wrong message to a prospective buyer. Keep your plants pruned and away from sidewalks.

MISCELLANEOUS: The general appearance of your home is important to all of us... Here are some added things to consider... Are your window blinds bent beyond recognition? Replace them. Are your window treatments sheets or flags... Replace them. Are your window screens sun rotted and torn.... Replace them. Are your walk and driveways black from oil, mildew, lichen, and green algae? Go together with your neighbor and maximize the rental payment on a heavy duty pressure washer. All of the little touches show you have pride in home ownership and pride in our community. Lack of attention to these kinds of things invite trouble to the neighborhood, the kind of trouble our Neighborhood Watch works to keep out.

HELP?: We have all manner of talent in the neighborhood... Painters, handy men, wood workers, master gardeners... call on them to give you a hand, hire, or barter with them so as to help each other. Ask around and use the Bulletin Board behind the mail boxes to state your need or talent; it can get people together.

Thanks you to all those who really stay on top of their home maintenance and yards. Your efforts are really appreciated by your neighbors whether you hear them say it or not. I know I always notice and say to myself every time I drive past a nicely presented home site... “Look at that would you; isn't that a beautiful presentation?”

Vice President Judy Oliver
ACTION TAKEN IN RESPONSE TO SURVEY

After having the “wanderings” of the large black-brown dog brought to our attention in the HOA survey, the owners of the dog were tracked down and given a letter of warning by the board on behalf of the homeowners in WVE. The dog actually lives in Polk County and the owners are subject to both the Oregon State statutes and the Polk County ordinances. Copies of the ordinances were given, along with the letter to the dog’s owners.

A copy of the complaint was also sent to Polk Co. Animal Control, with a request to start compiling a file in case of further complaints about the dog.

Now we are asking that if you observe the dog in our neighborhood, you call the Dog Control folks at 503-623-9251. Don’t call a member of the board, as the report to animal control has to be made by the eyewitness, not secondhand . (As must all complaints about animal/owner behavior)

Incidentally, the dog’s name is Milo, and he is very friendly and gentle but he still cannot be allowed to run loose and frighten people who aren’t expecting something that look like a small bear.

The Secretary’s Point of View
Donna Fernley

We are very fortunate to have such a variety of skilled people living in our neighborhood. Among us are artists, nurses, technology gurus, attorneys, woodworkers, seamstresses, landscapers, quilters photographers, babysitters, pet sitters, housekeepers, crafters, jack-of-all-trades, do it yourselfers, teachers, musicians, dog walkers, and the list goes on. With each home owner there is a skill. There are hobbies we have... collectors of many things, scrap bookers, card players, book of the month readers, historians, writers, storytellers (we all know one of those), travelers, dancers, joggers, Tai Chi. Each person is so much more than they appear and we can help enrich the lives of others. Maybe you need to know who you can get together with to share your hobby.

If this marvelous group were gathered together and given the opportunity to help the neighborhood, image the benefits we would all reap. We need a person who would be willing to gather this information and ask each person if he or she is available and willing to help a neighbor. Can we count on you? Volunteer your specialty for the benefit of the neighborhood.

We have another idea with which we need help. Some among us are exceedingly helpful persons. We would like to extend recognition for kind and helpful acts... A kind of a “Random Acts of Kindness” acknowledgment. I’m sure everyone knows a neighbor who does things we wish we had thought to do... We are still working on several points to get this recognition together: 1) How to suggest nominees, 2) How to choose if there is more than one nominee, 3) How often to choose... monthly, quarterly, semi-annually. 4) How to vote. So as you can see, this is still formulating. Suggestions please?

Success depends, as always, on effort; people working together for a common cause. Collectively we could develop an attitude of cooperation that would make our Home Owners Association stand out. We can do this. We are West View Estates Home Owners Association! Volunteer! It’s a good thing. If you are interested in registering your skill and/or willing to volunteer your services to help a neighbor, I’ll be the first point of contact to get this going. From there we can see how it develops and appoint a willing coordinator to carry on the mission.

NEIGHBORHOOD WATCH

Ken & Jetta Olleck, Coordinators

With spring coming, (YES, it Is coming!), we'll be thinking again of maintaining the beauty of our Neighborhood! We all know that this is an important part of increasing the value of our homes and enjoying the pleasant environment in Westview Estates.

Your Block Contact, or We [Ken or Jetta, Neighborhood Watch Co-coordinators] have great pamphlets concerning home values, home security, and safe neighborhoods. (Pamphlets such as, "Neighborhood Watch", "Combat Auto Theft", "Bicycle Registration Program", "Operation Identification" – can borrow engravers at no cost. "Avoid Identity Theft".)

Check it out - the Salem Police Dept's webpage. (www.crimeprevention@city.net) has helpful information. You can "Ask a Cop" a question about law enforcement; find Crime Prevention tips, sign up for "Crimenet", which is an electronic bulletin with current crime trends in Salem, including recent scams.

I have always been comforted, feeling this is a very safe neighborhood. But two relatively recent burglaries occurred in our neighboring Salemtowne. That's too close for comfort.

Who was it that said, "An ounce of prevention is worth a pound of cure?"

TAKING TO THE STREETS

Judy Oliver, Vice President

Judging from the comments on our recent survey, speeding, or perception of speeding, seems to be a top complaint.

First of all, the speed limit in the neighborhood is 25 MPH or if there is genuine regard for your neighbors, or their kids, even slower.

The question has been raised about "speed bumps", otherwise known as traffic calming devices. The city is loath to put them in as the cost for two of them runs upwards of \$1,200, plus an additional cost of \$550 for signing and pavement markings.

In order for anything to be done, however, we run into the need to DOCUMENT, DOCUMENT, DOCUMENT!!! The problem must first be defined, and then presented to, in our case, the West Salem Neighborhood Assn. If it is approved by the neighborhood association, we must then commit ourselves to volunteer action; usually, starting by observing and recording peak times that the speeding takes place. Then volunteers, using a radar gun, must record the direction of the vehicle, the time of day, and the speed of the vehicle. There is a printed form for this recording. The results are then forwarded to the Traffic Management Dept. at Salem City Hall where the data is either accepted, or returned to us for further documentation. Only then can action be taken to resolve the speeding problem.

All the above steps have been done by other neighborhoods in which speeding has been a problem, but it does entail time and volunteers to observe and record traffic patterns. If this is something that homeowners care enough about to take time to pursue, please, let your Homeowners Board know, and the process can begin.

This has to be an effort by all concerned. The board can help, but we can't do it without volunteer participation!!!

CLAY, CLAY, GO AWAY!

Doug Wilson, Landscape/Architectural Chairman

I'll never forget the first time I put shovel to soil here in Westview Estates. It was November and we'd had a bit of rain. I wasn't expecting to hit "concrete" within an inch of the soil surface. Walking five feet away, I tried again; same result. I put the shovel away and gave up the gardening bug for a few months.

Mid-February I found myself out in the yard again - same shovel - same sore foot, but now the ground had become malleable, if not permeable, due I supposed, to a lot of additional rain. Glancing at the fairly expensive dwarf maple sitting there in its three-gallon pot, I thought I heard it mutter something like, "you're not gonna plant me in this stuff, right?" (Sorry folks, trees talk to me some times) Not wanting to spend big bucks on a major excavation project, I remembered the large "berms" I'd seen at a public garden in Silverton, Oregon. I could do the same thing on a smaller scale - say twelve to twenty-four inch depth of bagged or delivered soil, mounded up over areas of clay. First I would break the clay up as best I could, then add organic amendments and sand into the interstices making sure to leave no large air pockets. This would allow for root-runs as the tree grew larger. A few "feather boulders" from Pumilite (I'm too old to wrestle with basalt) would buttress the berm here and there. This would help negate erosion and perhaps discourage some of the harder-working felines prowling the neighborhood. All of this would add up to near perfect moisture retention and drainage as well as define areas for mulch and fertilizer.

No matter what month of the year, one can almost hear those trees and shrubs saying "aaaah"!

P.S. Good neighbors yank, or spray, weed before they flower and seed. Whoa! Guess I'd better get out there!

EDITOR'S NOTE: For those of you who do not know Doug, he is a Master Gardener and very active as a volunteer with the Oregon Garden, Silverton. He will be starting a new retaining wall project at the front entrance this month. We need your volunteer services to help... contact Doug at the number shown in the side banner of this Newsletter. Thank you.



TREASURERS REPORT

Financial Statement/s and overview/explanation of Income and Expenses

West View Estates HOA Financial Statement	JAN 01/01-01/31 2009	FEB 01/31-02/28 2009	YTD 01/01-2/28 TOTALS
Beginning Balance	2501.23	7466.72	2501.23
Income			
Contributions	50.00	50.00	100.00
Dues Income	5,240.00	725.00	5,965.00
Interest Fees	0.00	22.50	22.50
Total Income	5,290.00	797.50	6,087.50
Expense			
Filing Fees	82.92	0.00	82.92
Landscaping	0.00	425.00	425.00
Postage and Delivery	84.00	0.00	84.00
Professional Fees			
Legal Fees	45.00	595.50	640.50
Rental Fees			
PO Box Rental	58.00	0.00	58.00
Supplies			
Office	41.98	0.00	41.98
Utilities			
Gas and Electric	12.61	11.93	24.54
Total Expense	324.51	1,032.43	1,356.94
Ending Balance	7,466.72	7,231.79	7,231.79

Accounts Receivable Still Owed				
Year	Dues Only	Interest / Late Fee	Totals for Year	
2004	\$375.00	\$168.75	\$543.75	
2005	\$400.00	\$144.00	\$ 544.00	
2006	\$479.00	\$129.33	\$ 608.33	
2007	\$546.00	\$98.28	\$ 644.28	
2008	\$475.00	\$42.75	\$ 517.75	
2009	\$1,125.00	\$112.50	\$ 1,237.50	
	\$3,400.00	\$695.61	\$4,095.61	
102 Homes out of 129 are paid in full				

Brief Explanation of Expenses	
Filing Fees	Copying and Recording Fees for Resolutions
Landscape	Trimming of Trees on NS side of Michigan City Ln Entrance
Postage & Delivery	Self Explanatory
Legal Fees	Attorney Hired to Ensure compliance of resolution and Dues collection
PO Box Rental	Self Explanatory
Office Supplies	Supplies for Board to perform duties
Gas & Electric	Lights at Entry Way

PLEASE BE REMINDED THAT IF YOU HAVE NOT MET YOUR DUES OBLIGATION PER THE FEB 16, 2009 STATEMENT, YOU HAVE UNTIL MAR 15, 2009 TO REQUEST A PAYMENT PLAN FROM THE BOARD OF DIRECTORS. THE BOARD IS BOUND BY THE BY-LAWS TO PROCEED AS WRITTEN BUT WE WOULD MUCH PREFER TO WORK OUT AN AMIABLE AGREEMENT.

Submitted to HOA Board of Directors on 3/3/09
 Brenda Price
 WestView Estates HOA, Treasurer

Treasurer Note:

As of March 1, the new finance program is up and running. This program will give the Board a better review of the finances with a wide range of reports that will ensure better accountability and tracking.

You can see from the financial report that we have more funds than we have ever had, that isn't because we have a new program, that's because your board of directors made some tough decisions to ensure that this association would have a reserve fund that would be there for an emergency. They have also responded to your survey priority regarding non-payers. The law provides that associations are allowed, under contract law, to collect back dues as far back as 6 years; your association decided to only go back 4 years and start to build the necessary reserves and be able to make several repairs and improvements.

Even though the funds look pretty good, there is a lot to do so I am asking you to volunteer in a unique way. We need some new cedar fence boards to replace the broken ones on the mailbox side; and we are going to need weed killer for the grounds that we are responsible for. We need copy paper for printing newsletters, invoices, statements and we need stamps to mail most of these.

If you are purchasing your summer yard supplies and can afford a board or two or maybe a bag of fertilizer, or weed spray, we all would appreciate it.

If you're purchasing some office supplies for yourself and could possibly pick up an extra ream of printer paper and donate it; or maybe a few postage stamps, we would appreciate that as well.

One other thing that would help is if you have not already done so, give us your email address and allow the association to email items to you. The more emails we have, the more we save on stamps! We promise your email will not be given out and will be kept confidential unless we have your expressed permission otherwise.

I know what you are thinking... If you have all this money, why are you asking for donations? Just off the top of my head, let me try to put it this way. We had a pretty bad winter and there are those folks that have snow tires; we all know what snow tires do to roads. So... we get a pothole in our highway and it seriously needs repair (note please that we are not going to begin repairing any crack that shows up on our streets) wouldn't you feel better knowing that there is a fund to cover that repair? So too the association needs a reserve fund for an emergency fix. Or maybe if we get enough of a reserve fund we might be able to, looking down the road, putting in a few speed bumps at about \$1700.00/bump. (That's not a promise it's just an idea that some have wanted us to consider.) How about the continuing cost of liability insurance that protects us all in the event of an accident in the front of our entry way. We all know insurance isn't cheap and our association is required to have it. These are huge costs and the better we are with a reserve fund, the better we are!

If you can donate any of the items listed, please contact one of your Board members to get specific dimensions before actual purchase. Doug Wilson would be the best person to contact for landscaping donations.

On another note, I would like to personally thank those who have paid their dues and especially to those who have contributed more than their regular dues to help the reserve fund.