

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

**NEWSLETTER
October 2008**

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PRESIDENT'S MESSAGE

By
Darlene Livermore

What a great start to a new year for the Westview Estates Homeowners Association!

On September 20, 2008, the Association, per the requirements of the by-laws, held its annual meeting at Roth's Hospitality Center. The meeting was well attended in person and/or represented by business proxies and absentee ballots. The agenda contained many items of interest and dealt with a report of last year's activities as well as current issues. Two issues of real concern were:

- 1) The state of the treasury following the devastating effect on last years Resources following vandalism of the front entry wall
- 2) The efforts to keep our financial investment in our homes secure and growing.

We are all aware that our homes are generally our single biggest asset and keeping that investment safe and growing is, and should be, an interest and goal that requires an effort that is common to everyone in the neighborhood. Despite the few detractors, this neighborhood understands the reason for, and purpose of, the Homeowners Association and the Covenants, Conditions, and Restrictions (CC&R's) that are legally binding on the property owner.

Because we are pulling together to make Westview Estates a pleasant and inviting place to live, the members in attendance expressed a very clear view that they want the Association to protect their home values by taking a strong stand on enforcing the CC&R's, and ensuring that every member is paying their fair share by attending to their responsibility of PAYING THE DUES. So, for the few who do not pay because you don't think there is a legal Association and a requirement, please revisit your thinking and viewpoint on that issue; The Board will be following up on this issue with you.

To revitalize the efforts and build a treasury that can withstand some set back and continue the improvements to the front entrance, repairs, etc.. The members raised a motion from the floor to increase the annual dues from \$25.00 per year to \$50.00 per year beginning January 1, 2009. So, all lot owners will be billed in January of 2009 and they will have thirty days (30) to remit payment. The Board will follow up for collection of any owner who is delinquent.

Continued on next page

PRESIDENT'S MESSAGE CONTINUED...

Additionally, when an owner receives written notice of CC&R violations, the recipient will have a specified, but appropriate, number of days to correct the infraction or show cause before The Board as to why you have not complied with the notice.

Study after study has shown that neighborhoods that look shabby, unkempt, and run down, are magnets for crime, vandalism, and unsavory activities. Let's see that doesn't happen to our community of Westview Estates. To enhance our sense of place and community, there will be a real effort put forth to enlist a cadre of volunteers to work on the common areas and other matters such as the neighborhood garage sale, trash dumps etc. We will be searching for a Volunteer Services Chairperson to head up the effort to build a list of volunteers and find out what your skills are and what you would most like to do to help. So... when called upon, please be receptive to joining in our efforts. An hour a month can go a long way and most people can find an hour a month to take pride in our community.

VICE PRESIDENT'S MESSAGE

Judy Oliver

"For some months, the Association has worked to remind all subdivision residents of their obligations under the CC&Rs. President Darlene Livermore asked me, in her absence, to write for this edition of the Newsletter a plain-language explanation of the provision pertaining to yard and site maintenance."

CC & R SPOTLIGHT

SECTION II, PARAGRAPH 2

EQUIPMENT

No equipment, tools, or other personal property shall be stored on any residential lot so as to be visible from a public street or sidewalk without the consent of the COMMITTEE.

SECTION II, PARAGRAPH 9

SITE MAINTENANCE

Each owner of a lot shall maintain the lot and structure thereon, in proper condition, including the area between his property line, the improved portion of any abutting public curb or street and any public sidewalks

SECTION II, PARAGRAPH 9

LANDSCAPE MAINTENANCE

Each lot and its landscaping shall be kept neat and tidy and free from weeds, pests and diseases. Trees and shrubs shall be trimmed and pruned. They shall not be allowed to encroach on any sidewalk or street.

Basically, stripped of all the legal jargon, these regulations mean, even if you don't water your lawn in the summer, you STILL have the responsibility to mow, keep weeds from under your fence, out of your lawn and weed seeds from blowing into your neighbor's lawn. Trees and shrubs should not be hanging out on the sidewalk, forcing pedestrians to duck under or navigate around them. Garbage cans should not be out where they may be seen. Keep them behind a screen at the side of the house, or in your garage until it is time to put them out for pickup. The CC&R's require that you take them off the sidewalk as soon as possible. However, City of Salem Code requires that you have them off the street within twenty-four (24) hour. City Code Enforcement can levy a hefty fine for failure to remove your cans from the street. If you are away for the day, please arrange for a neighbor to remove them before the end of that day.

Although we don't live in flashy houses, there is no reason our subdivision can't look like a million bucks. If for some reason, (illness or infirmity) these regulations create a hardship for anyone, PLEASE, contact any of your Association officers and we will see what can be done to help out.

Treasurer's Report Dave Dowling

Westview Estates has reached 100 members for the first time. This membership total represents 78 percent of the households (100 of 129) in Westview Estates.

The following are the income and expenses for the year September 2007 to September 2008:

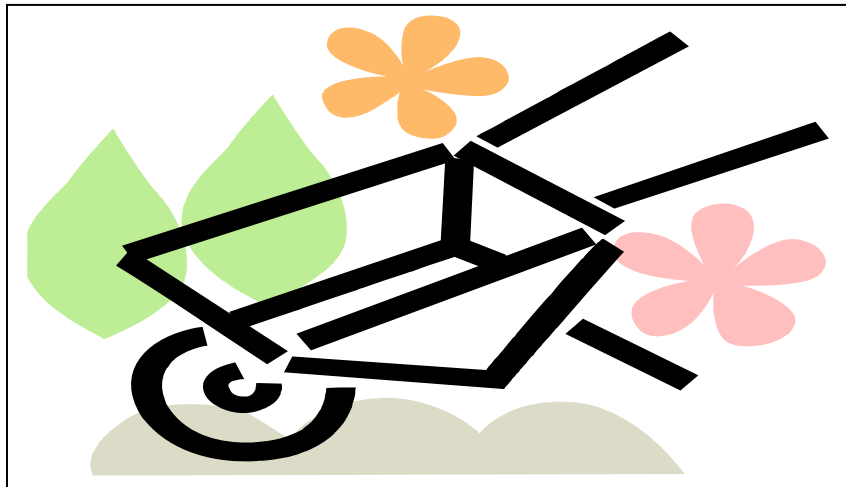
Income

Regular 2008 dues	\$ 2500
Back dues	225
Donations	545
Miscellaneous	42
Total	\$ 3,312

Expenses

Electricity	\$ 134
Water	470
Corporation Fee	100
Westview Sign Repair	1,168
Newsletter	249
Post Office Box	56
Cleanup Day	427
Landscape, Picnic & Misc.	710
Total	\$ 3,314

There were projects in landscaping that were deferred because of other unexpected expenses. Those projects will have to be done in the coming year. Those items include repairs to the fences and stonewall at the entrance.



Neighborhood Watch

Neighborhood Watch is divided into 12 "blocks"/sections. Each block needs a captain. At this time we thank all those who have volunteered to be captains. Recent action in our neighborhood attests to the effectiveness of a Neighborhood Watch program.

Nine blocks have captains and we need three more. Captains are needed in the following three blocks -One block is composed of house numbers 1935 through 1998 Michigan City Lane. The other two blocks are numbers 3395 through 3407 Lake Vanessa Circle and numbers 3408 through 3419 Lake Vanessa Circle.

If someone in one of these blocks is interested in knowing more about being a captain, contact Ken or Jetta Ollek, 503-393-0507.

We appreciate everyone's effort in making Westview Estates a safe and pleasant neighborhood.

Neighborhood Watch Captains

Block 1

Audrey Schackel
3491 Lake Vanessa Circle
503-581-0363

Block 2

Judy Oliver
3477 Lake Vanessa Circle
503-371-8709

Block 3

Dave Dowling
3466 Lake Vanessa Circle
503-589-4684

Block 4

Ken & Jette Ollek
3457 Lake Vanessa Circle
503-393-0507

Block 5

Vern & Ethel Gibney
1785 Michigan City Lane
503-371-0910

Block 6

Darlene Livermore
3435 Lake Vanessa Circle
503-362-6267

Block 7

VACANT

Block 8

Margaret Wilson
1858 Michigan City Lane
503-581-5880

Block 9

Venessa Godfrey
1908 Michigan City Lane
503-540-0251

Block 10

VACANT

Block 11

VACANT

Block 12

Al Youse
3387 Lake Vanessa Circle
503-375-9110

Use the map on the following page to determine your "block".
Contact your Block Captain for concerns in your specific block.

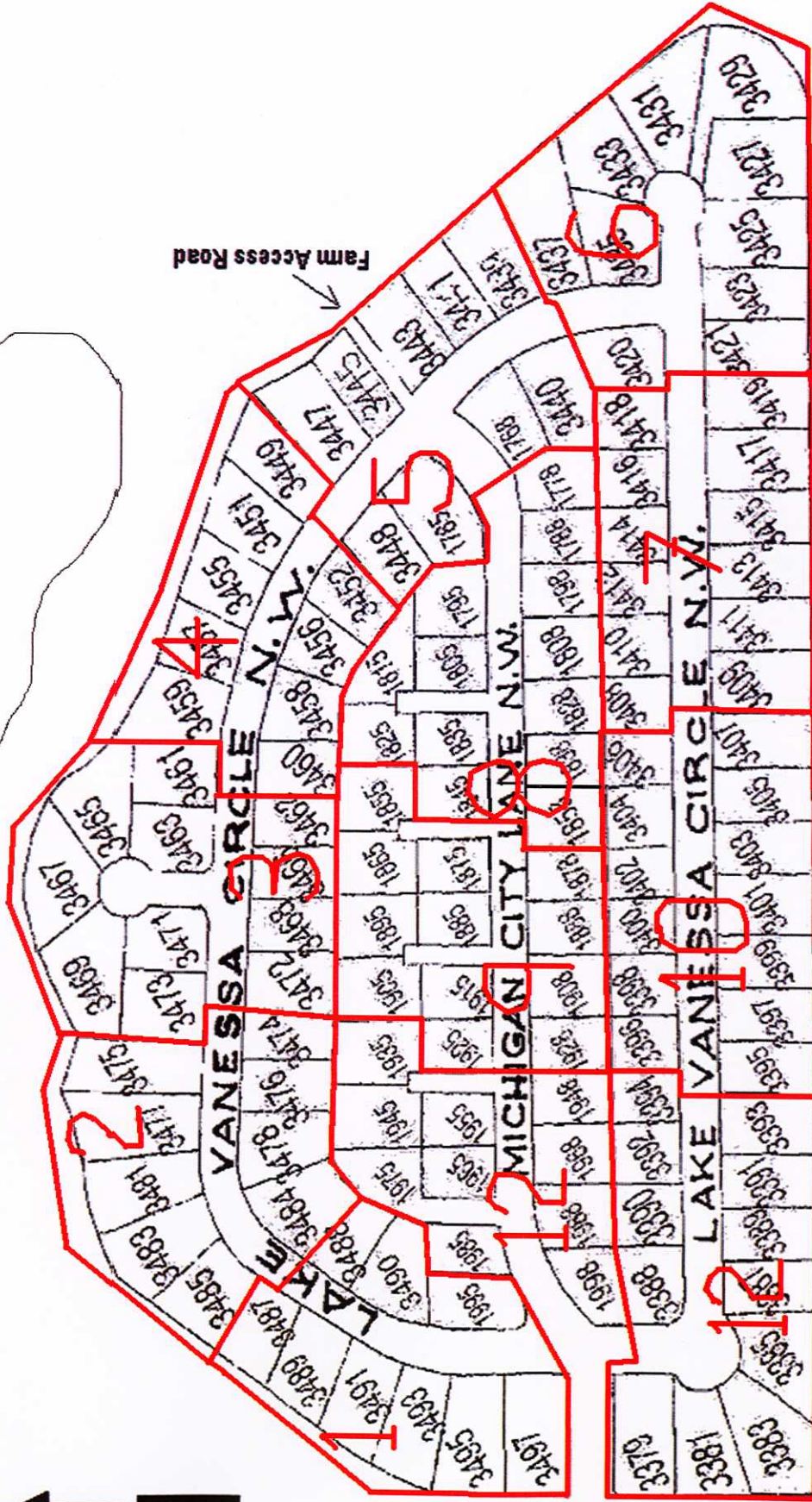
We need Block Captains for Blocks 7, 10, & 11!!

If you feel you might be interested, please contact Ken & Jetta Ollek

LAKE VANESSA



WALLACE ROAD N.W.



WESTVIEW ESTATES

NOTICE: The residence lines shown on this map are rendered in approximation to actual positions. This map is not intended for construction or property line interpretation purposes.

The creation, printing and distribution of this map is through the courtesy of the Westview Homeowners Association.

Westview Estates Survey

Oct 2008

Your Board of Directors would like to hear from you to better help us help you.
We ask that you complete this survey and mail it in as soon as possible so the items listed can be discussed at our next Board of Directors meeting.

We can't do this alone and we need your input.

1. What is/are your major concerns regarding our "neighborhood" in Westview Estates?

2. What are your thoughts on the Annual "Trash & Litter Pick up" (Mark One)

Keep it ____ Don't keep it ____ No Preference ____

Comments: _____

3. What are your thoughts on the Annual "Neighborhood Picnic" (Mark One)

Keep it ____ Don't keep it ____ No Preference ____

Comments: _____

4. Other than essential maintainance and upkeep, what would you like to see your Association Due's be used for?

5. What is your preference for the Westview Estates Newsletter (Mark One & Complete Info)

(Please remember, using more we can send by email vs mailings, the more we save in dues funds)

Mail it to me Address: _____

Email it to me Email: _____ (address will not be revealed)

I don't want the newsletter _____

Comments: _____

6. I want the following information listed in the Westview Estates Telephone Directory

Name(s): _____

Address: _____

Email: _____

Telephone: _____

Comments: _____

Additional Comments/Suggestions:

Please place your completed survey in the Association mailbox at front entrance

Or

Mail to:

Westview Estates Homewoners Assoc

PO Box 5681

Salem, OR. 97304

Please use the back of this page for additional comments