

Wilsonville Meadows

A Newsletter for the Wilsonville Meadows Community

June 2007

The Wilsonville Meadows Home Owner's Association's (WMHOA) new website is now operational at www.wilsonvillemeadows.org Please visit the site soon and often as you will find there: announcements, news, helpful FAQs, documents such as the CC&Rs, information and links to our neighborhood and community.

Garage Sale - July 15, 2007



We are going to hold the garage sale on Saturday July 15, 2007. Start at 8:00AM and end at 2:00PM.

Get ready for a fun filled neighborhood event. The HOA will place ads in the Spokesman, and the Oregonian and on "Craig's list." There will also be signs at the key cross streets to direct potential buyers in. Please be aware of the increased vehicle and pedestrian traffic that will occur around the entire neighborhood this day.

Yard of the Month

Yard of the month started again for the summer. Winning homes will receive the sign for a month and a small gift certificate to a local business. Because of the nicely maintained lots in the neighborhood; we remain one of the most sought after neighborhoods in the city for homes.



Reminder to everyone to **keep your street trees trimmed!**

City code states that they must be a minimum of 8 feet above the sidewalk, and not block any street signs or street lamps. Please be sure to keep this in mind so that people can walk on the sidewalks without ducking! Otherwise the HOA will have to send individual letters to homeowners who do not keep their trees trimmed and this will cost your association both time and money.

Yard Conditions

The CC&Rs state that your yard must be maintained **all year round!** Not maintaining your yard and property is in direct violation of the CC&Rs, and potentially causes harm to your neighbor's yards as well if diseased plants and / or weeds spread. Potential fines will be placed on those offenders not maintaining

their yards and property. For now we are focusing on front yards so please make an extra effort to keep your front yards maintained and looking good!

Architectural Controls Committee (ARC)

All changes to the exterior of your home or lot are to be approved in advance by the Architectural Review Committee (ARC). This includes: Tree removal or replacement, Paint, Landscaping, Roof Replacement, Retaining Walls, Pools, Sheds, etc. Simply Put: **anything that constitutes change outside of your home or property should have an approved plan PRIOR to starting any changes.**



Many people ask why this has to be done. It is part of the CC&Rs of the neighborhood. When you purchased your home, by signing these, you agreed to abide by them. Also, it is what helps our neighborhood standard continue to be the top in Wilsonville and protect your property investment.

If you are unsure if it needs to be submitted, then call North West Community Management (NWCM) at (503) 670-8111, and ask them.

Plan submission is very simple. Send NWCM the appropriate form - available on the web at:

www.nwcommunity.com/forms.htm

Also, many answers to FAQs can be found at

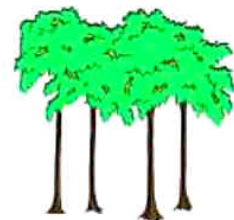
www.wilsonvillemeadows.org

The plan is then reviewed by a volunteer group, and then approved or denied based on the plans and the CC&Rs. Answers are typically completed within 30 working days, so please plan in advance.



Trees - Removal and Replacement

ANY tree (no matter how big or small) removal / replacement requires that you submit an “ARC” application to NWCM and obtain approval from “ARC” before proceeding.



However, when any trees are to be removed / replaced which are 6” or more in diameter or **ANY** sized “Street” trees then there is a two step process: In addition to submitting your “ARC” application, you **MUST** also contact the City of Wilsonville at (503) 682-1011 to obtain a tree removal / replacement permit. Both the ARC approval and a Wilsonville City Permit must be obtained **BEFORE** the tree is removed and replaced. Failure to comply with this can result in both fines from the WMHOA and from the City of Wilsonville.

It has come to the WMHOA and to the City of Wilsonville’s attention that several homes in our neighborhood have street trees missing. The city is working with WMHOA to get them replaced.

Garbage Cans / Recycling Containers – Leaves, etc.



Per the CC&Rs, -other than on pick up day - these are not to be visible from the street. If they are, homeowners will be notified to remove them. If repeated, the fine process can be implemented.

HELPFUL TIP: Additional yard bins can be temporarily rented to use - such as in the fall time when there are too many leaves to fit in 1 can.

The city does not have a leaf pickup program – it is the responsibility of the home owner. Also, please do not intentionally blow or rake leaves into the street as it will clog up the storm drains.



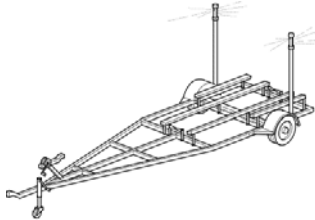
**Trailers,
Motorcycles,
RV's.**



**Boats,
Campers and**



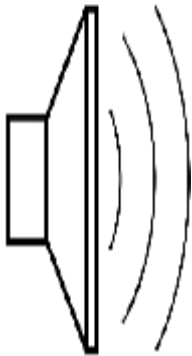
Per the CC&Rs, - Trailers, boats, motorcycles and RV's are not to be parked on the street or in the driveway. Additionally, if parked on the side yard it must be screened from view of the street and that screening must be approved by the Architectural Review Committee (ARC).



Additionally, any unhitched trailers which are parked on the public streets are a violation of the City of Wilsonville code and police will enforce this code.



Obnoxious or illegal activity.



Unfortunately, there have been some recent party activities with very loud music very late in the evening which has disturbed the sleep of many neighbors in the community. Please be considerate of your neighbors who need their sleep who have to get up early and / or may have small children. Try to nicely ask the offending neighbor to turn down their music or stop the activity. If that doesn't work or you feel uncomfortable asking that of your neighbor then any obnoxious or illegal activity should be first reported to the Wilsonville Police Department at 503-655-8211 and then report the incident to our association as well. Repeat offenders can face potential fines.

Basketball Hoops



They are okay on the street. Not on any part of the sidewalk. Those on any part of the sidewalk face potential fines. Additionally, for safety reasons, reflective tape is available free of charge to put on the poles of those hoops in the street. If your hoop doesn't already have reflective tape on it then please contact the association and it will be put on your hoop for you free of charge.

Pet Patrol



We have had several complaints in the past about wandering pets - both Canine and Feline. There are reports of "pet waste" and urine left in others yards. There are pets routinely seen wandering the neighborhood without an owner. Please be a courteous neighbor and pet owner and make sure that your pet is not one of the offenders. As their owner, and if they cause issues with your neighbors, it is your responsibility. It is important to clean up after your pets when in public. Be aware of any behavioral issues too: Potential Bites, excessive barking when the dogs are out.

Thanks again for being part of Wilsonville Meadows. Thanks too for the commitment by the Board to ensure that this remains one of the most sought after neighborhoods in the southern metro area.

As always, if you have questions please contact:

Northwest Community Management Company

Mailing address: P.O. Box 23099, Tigard, OR 97281

Physical address: 17700 SW Upper Boones Ferry Rd, Ste 120, Portland, OR 97224

Northwest Community Offices (503) 670-8111 ~ Fax (503) 670-0775

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