

WHEATHERSTONE PROPERTY OWNERS ASSOCIATION

ABOUT THIS REPORT ---

To keep everyone a little better informed of what happens to our \$90 assessment every three months, and, to encourage your thoughts and assistance, the Board of Directors will present a summary each quarter of things occurring. We'll be brief.

First up, the Board of Directors. There are five of us. We divide the work and try to keep things manageable. If you have questions, please direct them to George Dertinger at 643-3057 if they concern painting; to Dennis Miller, 636-1610 for matters concerning insurance and maintenance; to Harold Osterud at 636-3820 if it concerns gardening or landscaping; to Malcolm Putnam 636-2633 for financial matters, board meetings, and items that concern Weatherstone rules and regulations; and Jean Tarrant, at 636-5919 if your question relates to window washing, utilities (Weatherstone's, not yours), or the quarterly assessments. We in turn, will be asking your help from time to time. If you want to help in any way, please give us a shout.

ONGOING MATTERS ---

PAINTING.....at the last annual meeting the house painting schedule was adopted. Six units were painted in 1975, 14 were scheduled for 1976, with nine units to be painted in 1977, and the final nine in 1978. The 14 for 1976 have been completed, and in accordance with the plan, nine units -4,6,8,10,18,42,86,88, and 92- will be painted in 1977. Unit owners will be contacted before painting begins for details such as colors, timing, etc. **BOARD MEETINGS.....**are held every second thursday of each month in the home of one of the board members. Any owner is welcome to come. We start at 8:00 pm and try to keep it to an hour or so. A little advance notice is all that is needed for you to attend. The annual meeting is held in the Mt. Park rec center and all owners are urged to come. More details of the annual meeting will be given in the next quarter. **PARKING.....**occasionally some congestion is experienced, and everyone's cooperation is needed. Some suggestions we have heard: park so that you use only one space; use your garage for your car; trailers, boats, campers, etc. should use the Mt. Park storage lot. Sounds good to us. Your thoughts? **LANDSCAPING.....**during the winter months, landscaping activities are minimized, with periodic clean up and continual removal of leaves which blow in from unraked areas. Pruning work is scheduled for February. Weather permitting, additional barkdusting will be done this winter to finish the areas not redone in last summer's project. **WINDOW WASHING.....**you will have noticed the window washer coming around in the last several weeks. He doesn't follow a regular schedule, rather works at Weatherstone when he can in the spring and fall. (We get a better rate this way.) All external windows are washed twice a year.

MATTERS OF SPECIAL INTEREST ---

Each of us as owners or residents have agreed to abide by certain restrictions. While problems have been quite modest, there are a few complaints and a review of the regulations may be helpful.

Why any rules at all? Well, they seem to go with the community living and joint ownership that condominiums occasion. All the legal descriptions, restrictions, and so forth which govern us are contained in the DECLARATION OF UNIT OWNERSHIP and the BYLAWS which all of us have. We should read those for the full story, but briefly, it goes like this:

All of the real property of Weatherstone is divided into three elements.

"Unit" -- is the wood frame structure we live in. These are for our private living, and no unit is to be used for any other purpose. We own the insides of the units and are free to paint, decorate, and furnish to our individual tastes. Aside from the normal things that any community prohibits (excessive noise, nuisances to the neighborhood, detracting from the overall quality, keeping other than domestic pets, etc.) and keeping it in good repair, there are no significant restrictions. We cannot, of course, make

structural changes without the permission of the Board of Directors.

"Common Elements" -- include all land, all exterior walls, roofs, and foundations. Each of us owns 1/38 of all common elements and they are to be shared equally. Since they are commonly owned and shared, we must observe some reasonable rules to protect the interests of others. None of us can do anything which would damage, degrade, alter, or raise the insurance rates upon the common elements without the permission of the Board of Directors. For instance, we cannot park trucks, trailers, campers, or boats in the parking spaces; cannot remove or significantly alter shrubs or trees; alter mailboxes; paint exteriors; alter structures; have external antennas; block driveways, walkways, or mailboxes with cars or other obstructions; and similar common sense things.

"Limited Common Elements" -- are reserved for the exclusive use of the unit owner. Included in this category are garages, patios, decks, yards, and walkways. Some walkways serve more than one unit and in that case are for the exclusive use of the specific units involved.

From our perspective, there has been good observance of these "rules and regulations", and the overall cooperation has been excellent. If we continue with that good attitude, Wheatherstone will continue to be the best place in Oregon to live.

THE FINANCIAL SITUATION ---

The quarterly \$90 assessment is used to maintain the common elements discussed above. Gas, water, labor, supplies, equipment, etc. needed to maintain and/or upgrade the common elements is paid for by your assessment. You also buy fire and liability insurance on your unit with it. As you will understand, it is a pretty tight budget, but so far we have been able to get it done without and increase in the assessment. And, it looks like that \$90 is going to get us through 1977 too.

Income to the association is about \$13,000 per year (38 units times \$360 per year equals \$13,680). Below is a summary of where the dollars go. A more detailed report will be available at the annual meeting.

	<u>1975</u>	<u>1976</u>	<u>1976 Budget</u>
Insurance	\$2,344	\$4,419	\$5,000
Landscaping	3,026	4,215	4,200
Maintenance	236	409	500
Painting	2,489	4,721	5,000
Window Cleaning	1,220	785	815
Utilities	1,472	906	772
Office Supplies	103	76	100
	<u>\$10,890</u>	<u>\$15,531</u>	<u>\$16,387</u>

CHANGED FACES.---

Recent new residents in Wheatherstone include:

Edward Scheidel and family	22 Wheatherstone
Burton and Nancy Perl and son Greg	26 Wheatherstone
Arthur Keil	84 Wheatherstone Place
Robert and Darlene McGrew	86 Wheatherstone Place
Gary and Barbara Baillargeon	94 Wheatherstone Place