

Valley View Estates Homeowners Association Neighborhood News

A Communication for Neighborhood Homeowners
Fall 2015



Announcements

❖ **NEW HOA Board President:** Former long-time HOA President Kirt Stone has moved and Patrick W. Smith has accepted a nomination to serve as Board President beginning August 2015. Patrick and Gina Smith have lived in Valley View Estates since 2002 and have assisted with HOA activities over the past 13 years. Patrick knows the neighborhood well, understands the primary issues and challenges faced by fellow homeowners, and will be a strong advocate for maintaining a high standard of community living. Please reach out to Patrick or any other Board member for your neighborhood concerns.

❖ **NEW Neighborhood Newsletter:** The Board will begin publishing a regular communication, mailed to homeowners approximately 3 times per year. *Neighborhood News* will be uploaded to the HOA website as well. The intent of *Neighborhood News* is to increase communication among our HOA members and to more proactively address neighborhood concerns. Your feedback on this publication is encouraged, as is information or perspectives you desire to share with your neighbors.

❖ **Ongoing Neighborhood Thefts:** We previously informed homeowners of an ongoing issue of burglaries within the neighborhood - - as recently as August, 2015. Neighbors have reported opportunistic thefts from unlocked vehicles parked in driveways and on streets during the night hours. At least one neighbor has experienced a theft from inside the garage of their home, including a vehicle parked in the garage. In speaking with the Washington County Sheriff's Office, we have learned that the thefts are not limited to our neighborhood, but extend across the Cooper Mountain area and adjacent neighborhoods. Please note that your best deterrent to theft of your property is to LOCK UP your automobiles and your home each night and while away. During the warmer months, it is easy to forget an open window, open garage door, etc., and to leave you and your family less guarded and at risk of theft. If you are the victim of a theft in the neighborhood, please report to the Washington County Sheriff's Office at (503) 629-0111. The Sheriff's Office is more closely watching our neighborhood due to these recent reports. If you have concerns you would like to share with the HOA Board about this topic, please contact the Board via our website email at www.vvehoa.org or directly.



❖ **Good Neighbor Policy:** The foundation of the Valley View Estates Homeowners Association (HOA) *Good Neighbor Policy* is one of *community living*. Positive communication between neighbors is the best solution to the occasional challenges that arise between homeowners. When property changes hands within Valley View Estates, new homeowners are generally informed and provided a copy of the neighborhood CCR's at title closing. It is one of the primary functions of the HOA to enforce the CCR's - - however, enforcement is generally used as a last resort - - after attempts to resolve neighborhood issues between involved parties have not been successful. The HOA Board understands that we all have different expectations of our neighbors. For some, a good neighbor is one who takes time for chats across the fence, or who helps a neighbor in need. For others, a good neighbor is one who leaves them alone.



HOA Calendar

Upcoming HOA Meetings

Valley View Estates HOA Annual Mtg.
February 9, 2016 @ 7:00 p.m.
Location: TBD

Upcoming HOA Events

Neighborhood "Dumpster Days"
April 29 - May 1, 2016

Valley View Estates Homeowners Association - Board Members

Patrick W. Smith, President
smithfamily2@hotmail.com

Katie Hanson, Vice President
ktbhanson@comcast.net

Olga Kharif, Secretary

Robin Kleiv, Treasurer

Although we may not agree on the definition of a good neighbor, most can agree on certain standards that allow residents to enjoy their homes and property, preserve the peace and quiet, help maintain property values and to prevent disputes among our neighbors. **All homeowners share the responsibility to hold our neighborhood to an acceptable standard of livability.** Homeowners are encouraged to download and print a copy of the *CCR's and Amendments* from the HOA website (www.vvehoa.org) and understand the rights, responsibilities and limitations of home ownership within our neighborhood. Please do an assessment of your property, and if you find something is out of compliance with the CCR's, take steps to correct the issue on your own merit. Do your part to follow this **Good Neighbor Policy** and please don't wait for a neighbor or the HOA Board to speak to you first about a compliance issue. Help make our neighborhood a friendly and inviting place we all can call "HOME."

News You Can Use

The Big One: A Northwest Earthquake Survival Guide

The **Cascadia Subduction Quake** is coming. How bad will it be? Perhaps the worst natural disaster in U.S. history! When the next Big One does happen, a 700-mile chunk of tectonic plate known as the Juan de Fuca, stretching from British Columbia to Northern California will slide beneath the North American plate, causing the entire Northwest coastline to sink by up to 6.6 feet. The resulting quake won't be a typical California-style earthquake along a fault line in the earth's upper crustal zone. It will be bigger, deeper, and longer: 3–4 minutes, with potentially dozens of aftershocks, some very powerful, lasting for days, even months, later. Hillsides will slide. Buildings will collapse. Roads will buckle. Bridges will crack. Some will fall. Pipes will snap. Within 20 minutes, the first of several 40-foot tsunami waves will wash over the Oregon Coast's low-lying towns. With this potential widespread devastation in mind, there are crucial steps we can take as individuals, families, neighborhoods and communities. Preparation may mean the difference between finding your loved ones or not; between sleeping inside your mildly damaged house or on a cot in a refugee center; between going hungry and thirsty for days or managing until supplies arrive. Recently, scientists, engineers, and infrastructure managers collaborated to develop the *Oregon Resiliency Plan*, a blueprint for averting the worst scenarios and to achieve a quicker recovery. Some of these recommendations are contained in a FREE guide that helps to explain what's being done and what each of us *should* do to prepare for the Big One – whether it happens today or 50 years from now. You may download the FREE guide from our HOA website "Important Notices" page or from: www.portlandoregon.gov/pbem/54418.



Your HOA...How to Get Involved

So, you want to help make your neighborhood better in some way? There are many things you can do to get involved in the Valley View Estates HOA and make a real difference in your neighborhood. Here's a few...

- **Neighborhood Newsletter** – Contribute an announcement, story or other content for the newsletter. Contact the **Board President** with your ideas.
- **Social Gatherings** – Sponsor a neighborhood social gathering, party, barbecue or other event. Contact the **Board Vice President** with your ideas for a future social gathering.
- **Board Meetings** – Attend the HOA Annual Meeting and participate/speak up on issues important to you.
- **Join the Board** – When Board member terms expire, or a Board member steps down, nominate yourself for a Board position. Or, ask the Board about joining or forming a Committee to work on a specific issue of importance to you.

"The duty of helping one's self in the highest sense involves the helping of one's neighbors." - - Samuel Smiles

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