

Valley View Estates Homeowners Association Neighborhood News

A Communication for Neighborhood Homeowners
Spring 2016



Announcements

2016 Annual HOA Meeting Summary: The following are main points from the 2016 annual meeting held on Tuesday, March 1, 2016. For complete details of the meeting discussion, you may download a copy of the meeting minutes from our website at www.vvehoa.org.

- ❖ Mowing of the central common area green space to begin early April 2016. The HOA will provide 5-7 mowings this year.
- ❖ Updated/signage and dog waste dispensers are being considered for placement at entrance points to the central common area green space. Look for any changes in June 2016.
- ❖ Dumpster Days are scheduled for May 6, 7, and 8, 2016. The HOA is considering offering homeowners an opportunity to have their landscape clippings/branches chipped as part of a combined neighborhood effort, rather than filling the dumpsters with clippings. Watch for information about this “green initiative.”
- ❖ Valley View Estates annual HOA dues will remain at \$95 for 2016. Assessments/invoices have been mailed to homeowners and the due date for payment is April 15, 2016. Please make checks payable to “Valley View Estates HOA” and mail to: Valley View Estates HOA, 8462 SW 181st Ave., Beaverton, OR 97007.
- ❖ The Valley View Estates “monument” at 181st Avenue entrance will be power-washed in April 2016.
- ❖ Neighborhood mailbox structures will be assessed and cleaned (if possible) in April/May 2016.
- ❖ Ongoing concerns with cars parked (unmoved) on street for extended periods of time. Neighborhood CCR’s limit the amount of time that cars may remain parked stationary on streets. This is to help reduce congestion, to limit safety issues involving parked cars, and to prevent the storing of inoperable vehicles at curbside. Beginning, May 1, 2016, the HOA Board will initiate “flagging” of any cars found to be parked stationary on the roadways for excessive periods of time and/or causing safety issues.
- ❖ Concerns of homeowner landscaping encroaching sidewalks and creating line-of-sight issues at intersections. The HOA Board has requested information from Washington County regarding minimum “set-back” distances from front sidewalks for landscaping. Following a review of this information, homeowners will be notified as needed to ensure sidewalks remain unobstructed and line-of-sight visibility is not compromised by placement of landscaping. The HOA Board recommends that all homeowners perform an annual inspection of their property for potential issues and remedy as needed. Please do what you can to be a good neighbor and keep landscaping trimmed or cut back for both aesthetics and safety.



HOA Calendar

Upcoming HOA Events

Neighborhood “Dumpster Days”
May 6, 7 and 8, 2016



“Neighborhood News” Newsletter: The Board will continue publishing a regular communication, mailed to homeowners approximately 3 times per year and uploaded to the HOA website. Our intent is to increase communication among HOA members and to proactively address neighborhood concerns. Your feedback on this publication is encouraged, as is information or perspectives you desire to share with neighbors. Please send your ideas and information to the Board via our website at www.vvehoa.org or directly via web addresses below.

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. The HOA Board understands that we all have different expectations of our neighbors. And, 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 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 at www.vvehoa.org, and understand the rights and responsibilities of home ownership within our neighborhood.

News You Can Use

SPRING Cleanup Checklist for Homeowners: Spring is just around the corner and good planning and maintenance in springtime will create less work and more enjoyment in summer. Here’s a checklist to help get your yard and home in shape for summer!



1. Prune back any dead or damaged branches on shrubs and trees for optimal growth.
2. Shape hedges with hand pruners instead of electric shears when possible. Hand pruners help prevent a thick outer layer of growth that prohibits sunlight and air from reaching the shrub’s center.
3. Prune flowering perennials to a height of 4–5 inches.
4. Prune ornamental grasses to 2–3 inches to allow for new growth to shoot up.
5. Clean up any dead leaves, plants and weeds in growing beds and borders to prevent mold and disease.
6. Fertilize grass, flower beds, shrubs and trees to optimize summer growth.
7. Prep damaged yard areas for new grass.
8. *Compost* your yard debris.
9. Aerate your lawn. Lawns need aeration when soil becomes too compacted. Use a shovel to dig a square-foot section of grass about six inches deep. If grass roots don’t extend further than two inches deep into the soil, your lawn can benefit from aeration.
10. Spread new gravel, sand and mulch back into patios, pathways and landscaped areas to refill what has been washed away during winter rains.
11. Put down a pre-emergent weed killer to tackle weeds before they become a problem.
12. Check lawn tools like lawn mowers and trimmers to make sure they are ready to take on summer.
13. Make a list of plants and seeds to buy so you are ready for late spring plantings.
14. Clean and maintain any water features you may have.
15. Inspect your home’s exterior and any outdoor structures for winter damage and make plans for any needed repairs. Early spring is a good time to contact home repair and painting contractors.

“The duty of helping one’s self in the highest sense involves the helping of one’s neighbors.” - - Samuel Smiles

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