

Timber Creek Neighborhood News

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2007 HOA Meetings...

Board meetings of the Timber Creek Homeowners Association will be held on the following Saturdays, beginning at 10:00 am. Usually, the Board meets at the Sisters Library. Several days before each meeting a sign with date and location will be posted near the Timber Creek entry monument at the corner of East Cascade and Timber Creek Drive.

- April 21, 2007
- June 16, 2007
- October 20, 2007
- November 17, 2007

The 2007 annual meeting of the Homeowners Association is planned for the afternoon of Saturday, November 17, 2007.

January 20 Board Meeting Notes...

The Timber Creek HOA Board met on January 20 at the Best Western Ponderosa. The following officers were elected for 2007. Officers serve a one-year term.

President – Bob Lawton
Vice-President – Bill Mitchell
Secretary – Bryan Summers
Treasurer – Liz Weeks

There was discussion of neighborhood gates. Last February, the Board asked Taurus to postpone installation of gates until after the bridge is completed. Bruce Forbes reported he expects the bridge to be completed in 2007. The Board decided to obtain cost estimates, so that it can inform owners of anticipated operating and reserve costs, before a final decision is made regarding the gates.

Following discussion the Board identified the following key goals for 2007:

1. Resolve the gate issue.
2. Revise the CC&Rs and Bylaws
3. Form committees to welcome new owners and organize social activities.
4. Help address Wychrus Creek concerns.
5. Conduct an owner survey and prepare a directory of owners, with information on rental occupants.

Owners present had the opportunity to bring issues to the attention of the Board.

Fencing Guidelines

The Covenants, Conditions and Restrictions (CC&Rs) of the Timber Creek Homeowners Association require owners to obtain prior approval before making any "improvement" to a home site. An improvement is any structure, temporary or permanent, including walls, fences, landscaping, storage sheds, etc.

At the January 20 meeting, the Board adopted guidelines for fencing. The Architectural Review Committee must approve all privacy screens prior to their construction. Owners may make use of plants and shrubs rather than fences for privacy screening.

To obtain a copy of the fencing guidelines, contact Jim Anderson at Mile High Management, 541-598-7662.

Jim Bell Lawsuit...

The lawsuit filed by Jim Bell against Bruce Forbes and the Timber Creek Homeowners Association continues. At a pre-trial hearing on January 9, the court ordered the parties to a settlement hearing on March 30 before Judge Sullivan. If no settlement is reached, it is likely the case will go to trial in Deschutes County Circuit Court on June 28.

Jim Bell filed the lawsuit in October 2004, claiming the defendants (The Timber Creek HOA, Bruce Forbes, Timber Creek LLC and Taurus) violated the HOA CC&Rs and Oregon's Planned Community Act. Bell later dropped Taurus as a defendant. Last April, Bell said he would remove the HOA as a defendant, if the Board addressed the following issues in his lawsuit.

1. Assess each lot at \$170.00 through 2006.
2. Shop for a new management company based on cost and service.
3. Revise the CC&Rs and Bylaws.
4. Prepare a reserve budget.
5. Prepare a chart showing assessments for each lot.

The HOA Board addressed each of these issues, but the HOA continues to be named a defendant in the lawsuit. Jerry Martin, a Bend attorney selected by the HOA's insurance company, represents the Timber Creek HOA in the lawsuit..

--- Bob Lawton