

Timber Creek Neighborhood News

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August 18 Board Meeting Notes...

The Timber Creek HOA Board met on August 18 at the Sisters Library. In addition to board members, six owners attended the meeting.

The board discussed owners who have not paid assessments, the need to fund the Reserve Account, and proposed changes to the CC&Rs and Bylaws. In addition, the Board took the following actions:

- Approved the sending of a letter to Taurus Homes regarding installation of gates.
- Adopted a procedure to require owners of rental properties to advise tenants of HOA rules and regulations and to provide tenant names and phone numbers to the HOA.
- Authorized termination of the association management contract with Mile High Management and the employment of Northwest Association Management as the new association manager, effective October 1, 2007.

The next Board meeting will be October 20 meeting at the Sisters Library. The board will accept nominations for board positions, review proposed operating and reserve budgets for 2008, and plan the annual meeting of owners on November 17. Owners are welcome to attend all board meetings. Several days before the meeting a sign with meeting date, time and location will be posted near the Timber Creek entry monument at the corner of East Cascade and Timber Creek Drive.

Association Manager...

On October 1, Northwest Association Management (NWAM) will assume management responsibility for the Timber Creek Homeowners Association. The HOA Board contracts with the Association Manager to manage the association, collect dues, arrange for services, such as snow removal and maintenance of common areas, and enforce compliance with rules and regulations. NWAM has an office in Bend and provides management services for 15 other associations, including Aspen Lakes and Eagle Crest. NWAM will conduct weekly inspections of the Timber Creek neighborhood to ensure owners and tenants adhere to neighborhood rules and regulations. Jim Prehoda is NAM president. The phone number is 541-617-3863.

Board Openings...

There will be two HOA board openings at the end of 2007, as Liz Weeks and Ron Vogeltanz will complete their terms of service. The Board will accept nominations at its October 20 meeting. Election will be at the November 17 annual owner meeting. Please advise any board member if you would be willing to serve a three-year term as a director of the Timber Creek Homeowners Association. Directors attend 4 to 5 board meetings a year, are responsible for the duties of an elected position (such as president, secretary or treasurer), and handle project duties assigned by the board.

CC&Rs and Bylaws...

Owners will be asked to approve revised CC&Rs and Bylaws at the annual owner meeting on November 17. Changes to the CC&Rs and Bylaws require approval by 75% of owners.

The proposed changes address the definition of a quorum (the number of owners necessary to make a meeting official), rental of living units, guidelines for fencing, and numerous changes to bring the documents in line with Oregon law. The HOA will mail copies of the proposed documents to owners along with notice of the annual meeting in late October. Meanwhile, copies are available from any board member or the Association Manager.

Webmaster Wanted...

The Timber Creek HOA is looking for a volunteer to manage a website for the Association. The website will contain information of interest to owners, such as PDF files of the CC&Rs, Bylaws, meeting minutes, newsletters, rules and regulations, and forms. If interested, please contact Bob Lawton.

Rules and Regulations

Owners and renters are required to abide by the following rules and regulations for the neighborhood:

1. Garbage and refuse containers, fuel tanks, etc. are to be out of view of neighboring lots or the street.
2. "For Rent" signs are not permitted. Only one "For Sale" sign is allowed per home.
3. Motor homes, boats, trailers, etc. may not be parked on the street or in driveways for longer than 48 hours.
4. No unlicensed or inoperable vehicles may be parked in view of neighboring lots or the street.
5. Boats, trailers, recreational vehicles and equipment must be screened from view of neighboring lots or the street.
6. Pets may not run loose or unattended. All dogs must be kept on a leash.

Comings and Goings...

Robert and Doretta Kremers purchased the home at 1101 E. Timber Pine Drive (Lot 86) from Taurus Homes. This home was on the Central Oregon Tour of Homes in 2006. The Kremers are from Bakersfield, CA.

In late August, JoAnn James from Corvallis moved into the home at 1011 E. Timber Pine Drive (Lot 80) she purchased from Taurus.

--- Bob Lawton