

Emerald View Estates Newsletter Dec 2023



HOA Board Update

Jacqueline Bemboom has stepped up to replace Todd Fisher who resigned from the board. She was in the original vote, but just missed the cutoff. Welcome aboard and thank you, Jackie.

Paint –good news

As mentioned at our October 17, 2023 Homeowners Association (HOA) meeting, fences in our neighborhood are beginning to show wear and will require fresh paint. The HOA Covenants, Conditions and Restrictions (CCRs) prescribe a specific paint brand and color for the cedar wood fences at our homes and common areas.

CCR 4.15 Fences - Sherwin Williams, SW 3001 Shagbark solid color water-based stain

We were able to negotiate a special discount with Sherwin Williams for the fence paint and for all of the other exterior and interior paint we'll need at our homes to keep them looking good and in compliance with our CCRs. For the fence paint, the regular price per gallon is currently around \$71.49. With our Emerald View Estates account, 3884-2877-3, discount, the price is only \$42.40 per gallon. To make this deal even sweeter, Sherwin Williams will give us the same discount for all other paint!

Just contact Sherwin Williams, Redmond store, at 541-923-2224. Ask for the Emerald View Estates account. Tell them your lot number and they should be able to tell what paint package was used at your home. The interior and exterior paint colors are also listed in your mortgage closing papers. This is a cash only account, so everyone will need to pay for their paint when they pick it up.

Pet Waste Station

We are going to put a pet waste station in the common area on Forked Horn Butte and Majestic. This is the second of our three common areas which we are planning to put in rock, as opposed to bark, next year.

This pet waste station will hopefully encourage folks to pick up after their pets, and properly dispose of it – keeping our neighborhood cleaner.



Winter



Winter is here which means snow and ice. Please be careful! Remember to keep your sidewalks shoveled to help prevent slippery walking areas becoming treacherous. If you need help, several of your neighbors have snow blowers and are willing to help keep our neighborhood safe. Just ask around or send us an email and we'll try to find someone to help you. Email evehoa81@gmail.com

Trees

As currently understood, the requirements on trees fall into two categories: Owner trees, which fall under the registered CCRS and public right-of-way trees, which fall under the City's ordinance.

Registered CCR's 4.28. Owner's Maintenance Obligations. Each Owner shall maintain their Lot in a clean and attractive condition, in good repair, and in such a fashion as not to create a hazard of any kind. Such maintenance shall include, without limitation, painting or staining of siding, trim, and fences, repair, replacement and care of roofs, gutters, downspouts, surface water drainage, walks and other exterior improvements and glass surfaces. In addition, each Owner shall keep shrubs, trees, grass and plantings of every kind neatly trimmed, fertilized, property cultivated and free of trash, weeds and other unsightly materials.

City Ordinance #2005-25 The City of Redmond's new municipal code (Redmond City Code, Section 3.600 to 3.613) states "a person shall obtain a permit approved by the City Arborist or designee prior to planting, removing or major pruning of any tree located on a public area."

<https://www.redmondoregon.gov/government/departments/parks-division/trees>

Please read the City ordinance prior to conducting any activity on these trees. We can supply a copy of the City Ordinance to those who want it.

City of Redmond Arborist - Avery McChristian - 541-306-0829

avery.mcchristian@redmondoregon.gov

December

December is here which means our neighborhood is definitely looking festive.



Wishing you all
Happy Holidays
from your HOA Board!

Next HOA Board meeting: January 2024, exact date, time, place to be determined.