

SHADOW WOOD

Homeowners Association Newsletter

June 2014

June 12th is Election Day w/ Annual HOA Meeting to Follow

Where: United Methodist Church (198th St.)

When: 7:30 PM

BALLOTS DUE: Last day to drop off ballots

This is an exciting time for Shadow Wood. Election day brings the prospect for change. We have several board members that have been on the board for many years, and they are doing a fantastic job! While sadly we have lost valuable members this year, it will also be an opportunity to bring in new people. New members can bring in new ideas. New ideas can promote change within this community. Now that's exciting!

I am, however, a little disappointed at the lack of response in participation regarding the elections. So I am writing this with hopes of provoking thought and new ideas resulting in positive changes made in this community. I know many people have ideas, I've heard some of them as I engage in general conversation. The only way to make changes happen, is to move forward and make it happen. The Board can not do this on our own, **we need your help!** Shadow Wood needs new board members to help create new ideas and create change for the betterment of our community.

If you have never been on the Board of Directors, I urge you to nominate yourself and join us. If you have joined in the past, come on back, we can use your expertise and knowledge of the neighborhood. As the community matures, we are seeing a turnover of new families moving in. This is already changing our neighborhood. Please join us!

"If you don't like something, change it. If you can't change it, change your attitude."

-Maya Angelou

"Change is the law of life. And those who look only to the past or present are certain to miss the future.."

-John F. Kennedy

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Pool Party!

Come join us for our annual Pool Party which will be held on June 7th from 11:30 AM to 4:00 PM at the pool

Food * Fun * Elections

BBQ- Hotdogs and Hamburgers will be cooked on the grill. A nice cold beverage also available.

We need your help to make this a feast! It would be greatly appreciated if you can also bring a side dish. (salads, fruit, chips, deserts, chips, etc.) Please be mindful of foods containing dairy that may spoil. If you let us know ahead of time, we can get a bag of ice to keep the food fresh.

Games— We have some kiddy prizes on hand and I am working on ideas for a contest for our competitive kiddos. Sorry, Mom's and Dad's not allowed to win prizes. **Games begin at 1:00PM**

Elections-This year for those of you who cannot attend the Annual Homeowner Meeting, we are accepting Board Election Ballots, and Special Assessment Ballots at the pool party. We hope this will make it much easier for you to participate and have your voices heard! Of course, as always, you may turn in your Annual Dues and Pool Waiver at this time as well to receive your pool code.

Our Board of Directors will be on hand to answer any questions you may have regarding the upcoming election. This amazing opportunity will provide everyone a chance to learn more about the process of our HOA, and allow us to introduce ourselves to each other.



Pool Party June 7th

Do I need to pay the Annual Assessment with the Special Assessment?

(Ans.) No. On the ballot you will notice the proposed due dates. We understand that for some, coming up with this extra money may be difficult. That is the reason we are allowing you to make 2 payments.

What if I pay the Special Assessment before the ballots are counted, and it does not pass?

(Ans.) If you pay the Special Assessment of \$40 along with the Annual Assessment and then the Special Assessment does not pass, SWHA will return the money back to you.

If the SA does pass, then you have fulfilled your obligation and nothing more is needed. If not paid, then you need to make payments as instructed.

UPCOMING EVENTS

JUNE

7: Pool Party

12: Annual HOA &
Board Elections

JULY

10: HOA Meeting

12-13 Garage Sale

AUGUST

14: HOA Meeting

SEPTEMBER

11: HOA Meeting

OCTOBER

9: HOA Meeting

(HOA Meeting starts
at 7:30 PM)

If you have any ideas
for activities in our
neighborhood, please
feel free to share with
the Board.



Annual Dues V.S. Special Assessment - They are NOT the same

Everyone should have received your Annual Due notice in the mail along with the Pool Waiver Form, Board Election Ballot, and Special Assessment Ballot, all in the same envelope. If you have not, please contact us immediately!

While Annual Assessment, or Dues, as we call them, are to be paid annually, the Special Assessment is a one-time fee.

Annual Dues are technically due by the 30th of May each year, however, we will be collecting annual dues as usual, at the pool party held on June 7th.

Special Assessment Fee

This year the board is asking the homeowners to approve a one time, special assessment fee of \$40.00 and can be made in two payments if needed.. We need the additional funds to help cover the additional repair expenses to the HOA owned sidewalks, pool house, and pool equipment that have been completed, and future sidewalk and lighting repairs that we will incur to fix the 204th to 203rd walkway this year. In addition, we will within the next 18 months incur an additional expense of approximately \$22,000.00 to re-plaster the pool, replace the coping stones, tiles and main drain bringing the pool up to ANSI standards. If the Homeowners do not approve the assessment, the board may need to consider a pool usage fee for the year or some other options, such as delaying much needed repairs and maintenance.

Please let me remind you. Even if you do not use the pool, it has a tremendous effect on the desirability of Shadow Wood. If repairs can not be made, the pool will be shut down next year which leaves the future of our SWHA uncertain. So please give this vote a great deal of consideration!



RV and Trailer Parking

As the weather is warming up, I am seeing more RV's and trailers parked on the streets. Please remember, parking of these vehicles is prohibited by our governing documents. I certainly understand the need to park these vehicles while you load or unload them within a reasonable amount of time (2 days). However, if they are parked longer than 3 days you may receive a notice. If you have an exception, you must notify Denise Moser and explain the issue. I am happy to work with you, as long as there is a plan in place.

CC&R

Below is a copy of Article X, para 6.

6. Parking of boats, trailers, motorcycles, trucks, truck-campers and like equipment, or junk cars or other unsightly vehicles, shall not be allowed on any part of said property nor on public ways adjacent thereto excepting only within the confines of an enclosed garage, and no portion of same may project beyond the enclosed area except under such circumstances, if any, as may be prescribed by written permit approved by the Architectural Committee. All other parking of equipment shall be prohibited except as approved in writing by the Architectural Committee.

The definition of a "Junk Car" is one that is not road worthy. It does not have current plates and/or mechanically not drivable. There are a few people who have one of these vehicles on their property. You will be required to either make repairs or remove them from the property.

Annual Garage Sale in July

It is time to start going through those closets and garages in preparation for July's Multifamily Garage Sale. Our HOA will put out an advertisement in the Oregonian. We currently have it scheduled for Friday and Saturday July 11th and 12th.

Contact Us

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Diana Jensen - ARC

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Mike Esralian—Maintenance

VOLUNTEERS

Nic Bifano—Webmaster

(ARC = Architectural Chair Committee)