



HDE NEWS

4488 SE JERRY DRIVE, PRINEVILLE, OR 97754

www.hdehoa.com

APRIL 2017

HDE Home Owners **ANNUAL MEETING** May 13, 2017 6:30 PM In the Broughton Room of the Prineville Public Library

The Directors coming up for re-election are:

1. Diane Dendy (current Secretary, finishing the remaining year of Dorothy Wills' term)
2. Leona Coleman (current Treasurer, appointed to finish the first year of Larry Willis' 3 year term)

Judy French (finishing a 3 year term) will not be running for re-election. We need to fill this vacancy.

Please consider whether you would like to help us out on the Board. It is necessary work, sometimes difficult, but also rewarding, in that you are providing a service to your neighbors in guiding the future of the HOA. If you think you can help, please let us know so we can invite you to have someone place your name in nomination for a position.

For those of you who are unfamiliar with the organization of the Board, the five Board members are elected by the homeowners, and then the Board determines who will fill the positions of President, Secretary, and Treasurer. There are only five voting positions on the Board. In addition, there are two members-at-large, currently Karlene Richmond, and Allen Dendy, who help us in many ways, including deliberations concerning matters before the Board, but do not have a vote.

BOARD MEETINGS

All HDE residents are welcome to attend our Board meetings. Regular time is the 4th Monday of the month at 6:30pm at the HDE office.

Occasionally we have to re-schedule, so consult the website or call a board member before going.

To access our HDE website: hdehoa.com
User name: owner Password: 172lots
(For HDE residents only)

MORE FROM THE BOARD:

April has arrived, and with it, we will be reading meters again. Since we are down one well at this time, it is more important than in previous years to monitor your water consumption. In the past, the practice of watering on alternate days from **June 1 through September** has served us well.

**ODD NUMBER LOTS WATER ON ODD
NUMBER CALENDAR DAYS**

**EVEN NUMBER LOTS WATER ON EVEN
NUMBER CALENDAR DAYS**

(Lot Number, not Address number)

We are in the process of arranging to have a well drilled to replace the one which failed, but drilling has not started yet, and even if the drilling is successful, the well needs to have a pump installed, electricity to power it, and a water line to bring the water from the well to Cistern #2. Due to the construction boom here in Prineville, getting an electrician who is knowledgeable about pump wiring has been a problem. As of today, we can only get an estimate by the end of May. Scheduling the work entails more difficulty. That makes it even more important than before to manage our water closely.

In keeping with the critical nature of our situation, the Board has voted to add a third tier to the water billing schedule. For most of the homeowners, there will be no effect at all, because you are not even reaching the second tier, and only 12% of homeowners might be entering into this third tier. As a reminder, here is a quote from Article VIII of the CC&Rs we all agreed to when we purchased property here:

"Water usage shall be kept to the necessities for a single family home with an allowance for a small yard and small garden area. Water consumption per month shall be kept to 11,200 gallons or less."

Al Roth, President

2017-2

**HIGH DESERT ESTATES HOMEOWNERS ASSOCIATION
RESOLUTION OF THE BOARD OF DIRECTORS**

WHEREAS, Section 7.3 of Article VII of the Restated Bylaws of High Desert Estates Homeowners Association ("HOA") gives authority to its Board of Directors to adopt rates for water usage "in such manner and at such rate as the Board of Directors shall determine"; and

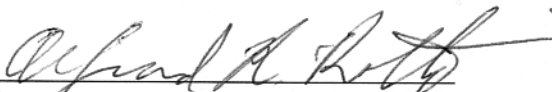
WHEREAS, Section 8.4 of Article VIII of the HOA Bylaws provides that "The Board of Directors, on behalf of the Association, shall assess the Owners for water service and water usage per Article 7.3. Charges assessed to the Owners shall be reviewed from time to time, established and implemented by Resolution of the Board"; and


WHEREAS, the Board has fulfilled its responsibility to review the water usage rates.


BASED UPON the above Recitals, the Board of Directors of High Desert Estates HOA resolves as follows:

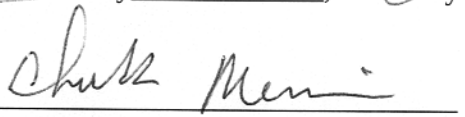
1. The Board of Directors has voted to add a third tier to the existing water rate structure, with the rate for this tier currently set at \$0.009/gal.

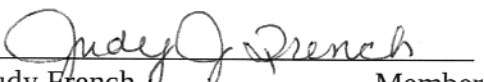
Approved by unanimous vote of the duly elected Board of Directors of High Desert Estates HOA this 27 day of March, 2017.


Alfred Roth _____, President


Diane Dendy _____, Secretary


Leona Coleman _____, Treasurer


Chuck Merriam _____, Member


Judy French _____, Member