



# HDE NEWS

4488 SE JERRY DRIVE, PRINEVILLE, OR 97754

www.hdehoa.com

August 2017

## FROM THE PRESIDENT

Hi everyone,

First of all, I neglected to mention something last month, so here it is. Two of our homeowners, Dave and Janet Kuperstein were featured in an article of the Ruralite for taking part in the Shared Solar program. Well done, Dave and Janet!

Second, Helen and Larry Willis are moving to town, so we have lost our Newsletter Editor. With that in mind, we are considering going to a **bi-monthly** edition.

As we are all aware by now, we are living in an area where nature has provided us with some residents who have been "making a living" here before we arrived. The deer are certainly enjoying our gardens unless we take measures to keep them at bay, but beyond that, this is Coyote and the occasional Mountain Lion habitat.

One of our residents has discovered that there is another predator which has taken up residence here, the Great Horned Owl. While out one early morning recently, his dog was attacked by an owl, and it resulted in a trip to the Veterinarian to repair extensive damage from the bird's claws. A smaller dog could easily have been carried off by this large bird. So, if you are out in the early morning with your dog, don't just look around, look up, too.

It would also be a good idea to keep your cats indoors during the early morning and later evening hours when owls prefer to do their hunting.

## BOARD MEETINGS

The meeting time is the 3<sup>rd</sup> Monday of the month, still at the usual time and place: 6:30 PM at the HDE office, as posted on the HDE website.

All HDE residents are welcome to attend our Board meetings.

The latest news concerning the replacement of Well #3, which failed last year, is that the new well was drilled, but the output is not what we expected, nor what we needed. Therefore, Cistern #2 is being supplied by the remaining 2 wells, and just barely adequately at that. Please be aware that water conservation is a fact of life in the High Desert, and we request that you continue to observe the "water every other day by lot number" rule. That does not mean, however, that you should water twice as much every other day. The best advice we can give is to use a timer to do your watering, which makes it easier to adjust your watering to the minimum necessary to support your garden/lawn.

We have received notification dated Aug 2, 2017 from Juniper Rock Co. that, due to **ODOT Traffic Mobility** rules, **ODOT** will be required to do some Patching during late evening and night hours, and is requesting asphalt from Juniper Rock Co. That means they will be forced to operate during the 5:00pm -7:00am window to supply **ODOT** with materials. This will take two to four weeks, and Juniper Rock Co. has stated that they will make this process as easy as they can for their neighbors.

Finally, page 2 of this Newsletter is a statement from our Board, so please take the time to read it.

*Regards,*

*Al Roth, President*

## Board Contacts:

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## From the Board

Dear Fellow Residents Of High Desert Estates,

We, as your Board, have had a year to learn what we need to do to make HDE a better place to live. We are still learning and we are documenting everything for future Boards. Our Secretary, Diane Dendy, and her husband, Allen Dendy, At Large Board member and Water Committee Chairman, have been attending regular seminars in Bend, presented by attorneys who specialize in HOA issues, aimed at providing training and advice to HOA boards to improve the way they operate in their communities, and update them with the latest information from the State of Oregon regarding HOAs.

In the process we have learned that we need to let our Community know that we intend to follow our By-Laws and CC&R's. In accordance with By-Laws Article 14.2 Waiver, Precedent and Estoppels, we are required to tell our Community that our Laws and Rules and Regulations are still valid whether or not a previous Board ensured that they were followed.

If you don't have a copy of the By-Laws and/or CC&R's they are available on our website: <http://www.hdehoa.com>

Per ORS 448.278 and other State regulations, our water system (including all homes supplied with water) are required to be protected from certain conditions where water could re-enter our water system and possibly contaminate the water for all of us. Where there is a potential for causing this backflow condition, a state approved backflow prevention device is required to be installed. Some of the installations which are recognized to be likely to cause a backflow condition are underground irrigation systems, including what is commonly referred to as a hydrant or "frost free" irrigation valve. Above ground pools are also a potential, because garden hoses are often left hanging in pools when they are being refilled. Because of these issues, a previous Board wrote a resolution to address these issues (Resolution 2011-1), and it is our intention to do what we can to further the principles expressed in that resolution.

We believe that by closely following our Bylaws, CC&RS, and current statutes and regulations, we can do the best job as your board of directors and ensure the safety of our water supply.