



HDE NEWS

4488 SE JERRY DRIVE, PRINEVILLE, OR 97754

www.hdehoa.com

NOVEMBER 2015

FROM THE PRESIDENT

Helen Willis has filled in more than admirably for me these past few months and I very much appreciate her work and the break it has provided for me. Thank you Helen!

Dennis and Margaret Willings will read meters for the last time this year on Nov 1. The meter boxes will be insulated for winter and meter reading will resume April 1, 2016. Chuck Buys will continue to read our well meters monthly as we are obligated to the state for that information should they decide to ask us for it. Water bills will be the minimum \$35 for the five winter months with April's billing to include any charges for water usage over the allotted 11,220 gallons per month during the winter.

Our documentation project will be moving ahead this winter. Both Dave Karikas and myself will have time to devote to the project, in particular finishing the water system portion. And anything new Diane Dendy has learned about our water testing process will be added to what exists.

As perhaps you are aware, the HOA has dealt with a property here that has been delinquent with water payments starting mid 2010 accumulating a total past due amount exceeding \$2000. Our CC&Rs and By-laws travel with property so our board concluded that our water shut off policy would be more effective toward receiving payment than any other option available. That proved correct. The property was foreclosed upon, resulting in a bank being the owner of record. When the bank recently sold the property, in order to get the water service reinstated they presented us with a check for \$2220 which was full payment for past due and current charges.

Another property here that had been a genuine irritant for many years was foreclosed upon and the occupant left, allowing the association to clean the place up without fear of violating privacy laws. The charges for that work were passed on to the owner of record who has paid a total of \$690 for clean-up and accumulated water charges.

It's no secret that this association is moving into an era where board members and management team members move on with increasing regularity. And

with that reality comes the issue of finding replacements. Those who happened to read a recent article in The Bulletin relating to HOAs and the issues facing many of them, realize how fortunate we here in HDE are....we simply do not have the issues that plague many HOAs. But that will not continue forever unless management makes sure that it does.

Our By-laws assign major responsibilities to the president's chair. Since 2003, only myself and Bob Baker have sat in that chair. Until recently the association has been in an administrative growth mode and the planning, organizing, implementation, problem solving and leadership experiences Bob and I brought to the table have indeed been helpful. Those attributes provided valuable insight and assistance as various topics came before the board and the board worked to develop appropriate solutions.

The point here is to remind residents that, with the exception perhaps to finishing our documentation project, the fundamental foundation work that the association required is done, and that it is not prerequisite for the association's future success to depend upon the experiences and attributes that Bob and I, and others as well over the years, have brought to the table. Those skills would always benefit of course, but the attributes that clear thinking, common sense driven people possess will be more than adequate for the job ahead. A simple desire to help our community is most important.

We have some people with those attributes on board now; I know at least a dozen more such people. I hope some of them decide to take a turn.

Regards,

Al Phillips, President

HDE website: www.hdehoa.com

User name: owner password: 172lots

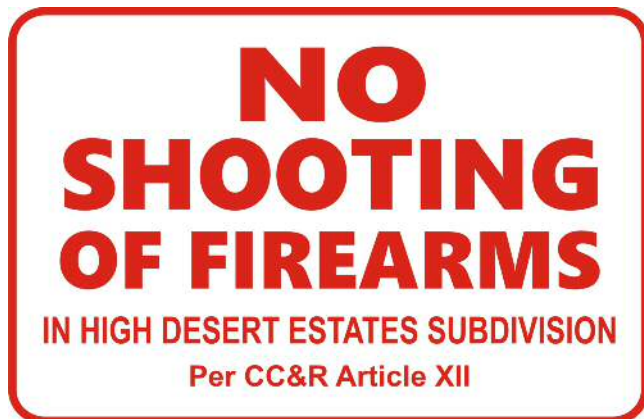
Monthly Breakfast every first Wed. 9am
Meadowlakes Restaurant

NO SHOOTING IN HDE

Last month we reminded you that our CC&Rs prohibit the discharge of firearms on High Desert Estates property. This is obviously a serious safety precaution.

The Board has drafted a resolution per our Bylaws to set penalties for anyone violating this mandate. The first violation will result in a fine of \$500. The sheriff will be called to determine if a crime has been committed and to make sure there is a record of the offense. Any subsequent violation will result in the board filing suit in a court of law. A copy of this resolution will be included in our next newsletter after we receive the results of a review for legal sufficiency from our attorney.

As a further reminder, the board has purchased signs to be posted near the entrances to HDE.



LIGHT POLLUTION

After you install those bright outdoor lights, take a few minutes to consider if those lights are offensive to your neighbors. (Ask them!) This includes leaving bright porch lights on all night. Are you lighting up the whole neighborhood? Your neighbor's bedroom? Ruining the atmosphere for those who might want to sit out in the night air and look at the stars, even if they're across the ravine, or up or down the hill from you?

It's easy to put a shield on the top or side of a light to direct it away from your neighbor. Or you can spray black paint on part of the bulb.

CALL BEFORE YOU BURN!

Burning of residential debris piles opened Wednesday, October 21st. Residential debris piles must be attended by a responsible person with adequate fire suppression equipment. Residents are reminded not to burn on windy days. All burning within the City of Prineville and Crook County must follow the Crook County Outdoor Burning Regulations.

There have been some significant changes to the Crook County Outdoor Burning Regulations. Changes in the burn regulations are a result of the 2015 Air Quality Plan that has been adopted by the City of Prineville and Crook County. The plan is in response to air quality issues brought forth by the EPA and DEQ, which state that Prineville is out of compliance with the annual air quality standard, and has been for the past few years. The goal of these changes is not to limit burning, but match residential outdoor burning with days that will have a minimal impact on Prineville's air quality.

Residential debris piles and burn barrels will be allowed from 9:00 until sunset on designated "burn" days only. **Operators will need to have a copy of the Crook County Outdoor Burning Regulations, and are required to check the daily "burn/no burn" designation either at www.crookcountyfireandrescue.com or at 541-447-BURN.** Please be advised that burning household garbage is unlawful in Oregon.

Also unlawful are any commercial, construction, or demolition burning within three miles of Prineville. This is regulated by the Department of Environmental Quality (OAR 340-264-0100). Property owners bordering State and Federal lands need to verify fire restrictions relevant to those areas.

BEFORE YOU BURN: 541-447-BURN or www.crookcountyfireandrescue.com