

MURRAYHILL

Newsletter—June 2018

You and Your Association

The first homes in Murrayhill were constructed in 1988; for the past 30 years the Community has relied on volunteerism to fill the positions on the Board of Directors, Architectural Review (ARC), Compliance and Landscape Committees. It is the responsibility of the Board and its committees to maintain common properties and to enforce the Covenants, Conditions and Restrictions (CC&R's) agreed to when purchasing a home in the community. To achieve the goals of maintaining standards and keeping the community one of the most desirable places to live in the area your Board and Committees need your help. Not everyone can become a Board Director or Committee member however all property owners can help by understanding the rules of the Association and abiding by them.

An article was published in 2007 regarding keeping up property values included a number of issues that still need to be addressed today. The following are reminders of things that are required in the CC&R's and the Design Guidelines. The Board of Directors and their Committee members greatly appreciate your attention to these issues.

Fences - Murrayhill neighborhoods have specific fence types approved by the ARC. If you are replacing an existing fence please check to verify that you are building the fence to meet the approved plan.

Fences that were constructed incorrectly a significant number of years ago will be noted as out of compliance. No action will be taken unless the fence is in disrepair.

If you have constructed a new fence and it is not constructed correctly you will be required to make corrections to bring it into compliance with the approved plan for your neighborhood.

Fences that back to Teal, 152nd, Hedland, 155th and 160th are to be finished with Olympic Stonehedge semi-transparent or solid body stain.

All interior fencing is to be sealed with a clear stain, unfinished fences are not permitted.

Improperly maintained, constructed or unpainted fencing can become a Compliance issue.

Garage doors

When replacing your garage door an ARC application is required when the style of the door is changed by adding or removing windows or a change in the design. Adding decorative hardware to the exterior façade of the garage door requires ARC approval.

Following installation the new doors are to be painted the body color of your house unless; the doors were approved to be white on the approved paint application.

Garbage and Recycle Containers

Garbage and yard debris containers, firewood, bicycles, barbeques, and other similar items must be placed in a screened area or garage so not to be visible from the street or neighboring properties; each residence must have a screened service yard. If screening is not provided by fencing or landscaping, please submit an ARC application prior to adding a service area.

Garbage and yard debris containers must not be placed street side prior to the day before collection. Garbage and yard debris containers must be returned to the storage area by the end of the day of trash pickup.

Landscape maintenance is an important part of the overall appearance of the community. The CC&R's, Design Guidelines and Compliance Policy require

- Landscaping to be kept in an orderly appearance, free of weeds or other undesirable plant material at all times.
- Lawn mowing frequency to maintain maximum 3" height
- Lawns including the parking strips maintained in a healthy appearance
- Dead or dying plant material removed and replaced as soon as possible
- Pruning and maintenance as needed to keep plantings in good health and appearance.
- Yard debris removed
- If you have a parking strip between the sidewalk and street it is required to be planted with grass and the City required street trees. Bark, rock or plantings are not permitted. Maintenance of the trees and grass are the responsibility of the property owner.

Murrayhill Owners Association

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Board of Directors

The Board of Directors extends a welcome to our new owners. The staffs of the Owners and Recreation Associations are available at the Hometown Center office between 10 am and 2 pm weekdays to assist you and answer questions about the two Associations and how they work.

Homeless Encounters

Reports of encounters with homeless persons in Murrayhill have increased over the past year. A camp was recently removed from Powerline Park and a number of persons sleeping in cars have been reported. The Beaverton Police have a unit set up to specifically address homeless issues. If you see something that is of concern please call police at the non-emergency number 503-629-0111.

Garage Sales

The City of Beaverton allows Owners to have 2 garage sales per calendar year. Both the City and the Owners Association do not permit signs to be taped to traffic signs or light poles; signs are not permitted in the traffic circle on Teal, cannot be nailed or otherwise attached to trees.

One sign may be posted on the site. Additional signs are limited to one at each main entrance to Murrayhill, with corner directional signs only. Signs must not be larger than 18" x 24". Out of consideration for neighborhoods, signs should be put up the day of the event and removed no later than the following day. No signs are allowed in the traffic circle on Teal Blvd.

Architectural

The Architectural Review Committee (ARC) asks that you take the time to call the MOA office before you plan a project that will change the exterior appearance of your house or landscaping; it is quick and easy to determine if your project needs ARC approval. The ARC meets most every Wednesday and is committed to working with owners. An updated copy of the Design Guidelines and Architectural Review applications are available on our website and in the office. The ARC will assist you through the review process and to answer any questions you may have.

Compliance

The Compliance Committee would like to thank all of the Owners who have repaired their sidewalks. We are finding displaced sidewalks throughout the community and hope that Owners will inspect their sidewalks for sections displaced one-half inch or greater and have them repaired to eliminate tripping hazards. This is the best time of year to get those maintenance projects completed; debris, mold and moss removed from roofs, siding, driveways and sidewalks, leftover leaves and the spring weeds removed from the planting beds, lawns mowed and edged. Thank you for helping to keep Murrayhill a wonderful place to live.

Landscape Committee

The Landscape Committee is responsible for overseeing the maintenance and planning improvements to the Murrayhill common properties. Last fall all of the traffic medians were updated. This year the Committee is very excited about the changes being made to the entry monuments at Scholls Ferry, Weir Road and Murray Blvd.

Other projects include replacing plantings that are struggling or are missing and architectural pruning of the trees in the traffic circle on Teal. Removal of the Crab Apple trees and re-planting along the path between Heron Circle and Osprey Drive. The twenty eight year old irrigation control boxes were replaced in May.

Nancy our Property Manager at Community Management Inc. did an amazing job at finding replacements for the two fountains at the lake. Great place to take a walk.

Additional upgrades to planting at the lake are on the table for 2019 along with some neighborhood island upgrades.

DRIVE WITH CARE: Please slow down when driving through the community. School is out and more children will be out and about making their way to the recreation center pools, riding their bikes, playing basketball, and sometimes simply not paying close attention to the traffic around them.

4th of JULY: Please be careful and comply with the City of Beaverton laws regarding the use of Fireworks. Thank you

HAVE A FUN AND SAFE SUMMER