

MURRAYHILL

Newsletter—December 2018

Restoring the Significant Natural Resource Areas

The beginning: It started with one person who wanted to preserve the quality of her neighborhood's natural resources. In the fall of 2009 Shelly Segar, with her husband Troy Downing and community volunteers, began the removal of blackberry and ivy along the banks of Summer Creek from the Andover Apartment entrance to Chase bank. Between 2009 and 2011 she had found and partnered with the City of Beaverton, SOLVE IT and in 2012, Clean Water services who had the resources and knowledge to not only provide native plants for the volunteer groups to plant along the stream banks but to educate everyone involved on the values of maintaining these areas. In 2013 Shelly asked the Murrayhill Board if they would be willing to apply for a grant to remove invasive plants and trees and replant on a larger scale. With the help of April Olbrich from the Tualatin River Water Council a \$10,000 grant was awarded to the Association from the Oregon Watershed Enhancement Board (OWEB) to fund the stream restoration of Murrayhill common tracts D and B. A second grant was awarded for tracts T and NNN in 2015.



The Healthy Streams Plan: The OWEB grants were issued as part of a larger award-winning regional program called the Healthy Streams Plan (HSP). The HSP outlines actions required to improve our region's streams, wetlands, floodplains, and their surrounding buffer, or riparian zones. The HSP establishes goals for Washington County and its cities and has specific procedures and methodologies for these habitats.

What Has Been Accomplished: Reforestation crews have sprayed, mowed, cut and will continue to return in the spring and fall to spot spray blackberry and other invasive plants on the 29 acres of the Association Significant Natural Resource Areas (SNRA). Volunteers from the community, SOLVE IT, Friends of Trees, Clean Water Services crews and Cascade Environmental Corps have planted approximately 7600 native trees and shrubs provided by Clean Water Services over the past five years. Going forward the Association will monitor and maintain

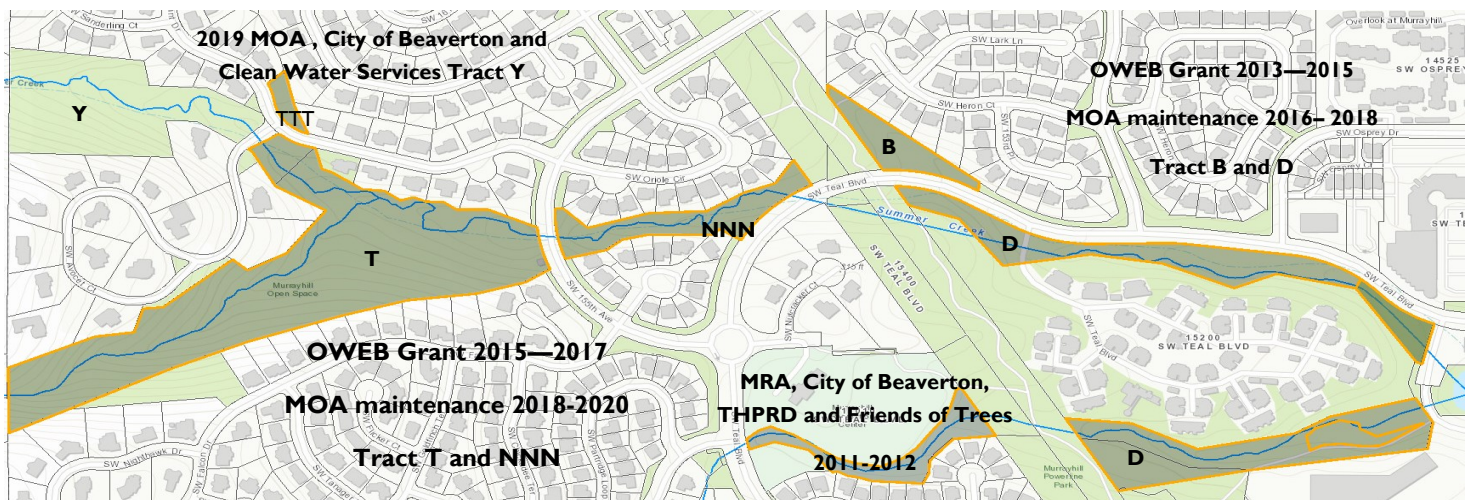
plantings through spot-spraying and mulching. The Association greatly appreciates what the vision of one owner has given back to the Community. We thank all of our partners City of Beaverton, Clean Water Services, Tualatin River Water Council, Oregon Watershed Enhancement Board and all of the volunteers from SOLVE IT, Friends of Trees and the community who came out to help pull blackberries and to replant.

What's Next: The Board of Directors is looking into trail improvements in tract T to eliminate erosion, clearing overhanging branches and adding safety grips on the bridges. Additionally, the Board is considering completing the upper section of the trail exiting at the top of Falcon Drive to complete the loop from 155th or Cormorant Drive. The proposed trail head is marked with one of the stream restoration projects signs.

The City of Beaverton and Clean Water service have agreed to partner with the Association in 2019 to assist with the removal of blackberry and other invasive plants in tract Y. Clean Water Services will be providing the new plantings; with help from the City and volunteers the area will be replanted in the fall or 2019 and spring of 2020 if a second planting is needed.

How Can You Help: Please remove any blackberry, or other invasive plants from your property. English Ivy used as ground cover in common areas and on private lots should be mowed or pruned to prevent seed heads from forming; remove the Ivy from tree trunks to prevent damage to the trees. If you have a section of Summer Creek or what you consider a drainage ditch on your property please help protect the banks by planting (preferably native shrubs and grasses) to filter runoff and prevent erosion. Adding trees or shrubs to shade the water is also recommended. Clean Water Services website is a great resource for getting help with using native shrubs and trees in your yard.

Want to make a change? Please submit an application and your plan to Architectural Review Committee for approval prior to making any changes. You will need to provide a plan and application to the Architectural Review Committee for approval prior to making changes to your private open space.



Board of Directors

Mark your calendars and plan on attending the annual meeting of the Murrayhill Owners Association. The meeting will be held at the Hometown Center on Thursday, March 14, 2019 with sign in at 6:30 p.m. and the meeting starting at 7:00 p.m.

One Board of Directors position will expire in March of 2019. A nominating committee will be appointed by the Board in December should the current director decide not to seek reelection. A letter detailing the election information along with instructions for adding an Owner to the ballot will be sent out in January. A second letter will be sent in February with the candidates, voting proxies, and the annual meeting agenda.

South Teal Blvd. monument wall
The Board approved the bid from 'The Wall' to make the necessary alteration and repairs to the damaged monument sign at their September 12th meeting. Their start date is pending.

Landscape Committee

The Landscape Committee is excited about embarking on their three year project to replace or simply remove the ailing Crab Apple trees where they are no longer visible throughout the community. The plan is to replace the highly visible trees with selected varieties of Flowering Cherry to maintain the burst of spring that has always been provided by the Crab Apples. In 2019 the Committee will complete the landscaping at the lake from the spillway around and down the north shore line to the Murrayhill Café. New landscaping will be added behind the sidewalk on the north side of 160th between Cormorant and Shearwater Loop. The Committee is looking forward to developing plans for the upper side of tract UU at Bobwhite Circle and tract TTT, a large natural area directly across from the entrance to the Summit. Because of the size of these tracts, it may be necessary to do them in phases over two years as was done with the lower half of tract UU between Bobwhite Circle and the Meridian Apartment property.

Architectural Review

The Architectural Review Committee (ARC), after one of the busiest years, in recent memory is finally seeing a slowdown in activity. The Committee would like to thank all of the owners who submitted ARC applications and worked through the system for approval of their projects.

The ARC is still looking for an alternate member to fill in when the regular members are on vacation or unable to attend a meeting. The ARC meets almost every week for one to two hours; residential construction experience is helpful but not a requirement.

An applicant should be familiar with the Associations' CC&R's and the Design Guidelines.

Planning a project? Please take the time to contact the MOA office or consult the MOA website. It is quick and easy to determine if the proposed changes will require an ARC application.

Compliance

The Compliance Committee is planning to begin listing sidewalks, garage doors and fences for action if they continue to remain out of compliance.

Sidewalks that are raised 1/2-inch or more are considered by the City of Beaverton and the Association to be out of compliance and a potential hazard to pedestrians.

Garage doors as noted in the June newsletter are to be painted the body color of your house unless approved otherwise. Fences are to be stained or painted within one year of construction. Existing fences are to be maintained in good condition and repainted or stained as needed. "Non-finished or weathered wood fences are not allowed".

What happens when something on an owners property is noted as out of Compliance? The Committee reviews the issue and generally approves a courtesy letter to be sent asking that the item noted be brought into compliance. Failure to do so within the given time frame triggers a second letter setting a date that fines and fees will be assessed should the owner fail to make the correction or to communicate with the committee to dispute the issue or request additional time.

Draining the Lake

The fountains were shut down on Tuesday, November 13th, and removed in preparation for draining the lake. It was our plan to provide updates on the repairs in this newsletter however there was a glitch; when the spillway was opened nothing happened. It turns out that the drain that moves the water into the spillway is clogged and, as it is underwater, not easily accessed or repaired. Nancy LaVoie, the Association's Property Manager, located a contractor and the repairs were scheduled to begin December 4th. Once drained the Association will assess the depth of the silt build up to determine if it should be removed this year, make the necessary repairs to the spillway gate and remove the tops of the two abandoned stationary fountains. It won't be a pretty sight for a while but for those who walk the lake there may be less goose droppings.



Happy Holidays