

MURRAYHILL

December 2019

BOARD OF DIRECTORS

The Association's Annual meeting is scheduled for March 12, 2020. Time to get the word out and start the search for owners who are interested in contributing to their community. There will be two Board positions up for election next year; each is a three year term. As a Board member you will learn about the workings of your community and the functions and responsibilities of the Architectural Review, Compliance and Landscape committees. One Board member will be assigned as the liaison to each of the three committees and will attend their committee's meetings as needed.

Board meetings are held the third Thursday of each month at 5:30 PM. Community Management, Inc. (CMI) will send out information regarding the election process in January followed by the Annual meeting agenda and voting information in February.

The Board has approved the 2020 operating budget and a draft of the updated reserve study. The Board agreed to maintain the dues at the current level through 2020. The approved budget and the updated reserve study will be posted on the financial page of the website the end of December. Owners must register on the website to access the financial page.

www.murrayhillowners.com

2020 BOARD MEETING SCHEDULE

January 16th	July 16th
February 20th	August 20th
March 19th	September 17th
April 16th	October 15th
May 21st	November 19th
June 18th	December 17th

ANNUAL MEETING MARCH 12th

COMPLIANCE CHANGES

The Board of Directors and Compliance Committee have approved changes to the Compliance fine and fee schedule and added a Level IV violation to the Compliance Policy.

LEVEL IV - Blatant Disregard for Association Standards and Guidelines

From time to time, an owner may take an action that appears to show complete disregard for Association standards and guidelines.

The Board has amended this policy to include possible consequences should the Board determine that an owner has proceeded without regard to those standards set forth in the Association Design Review Guidelines.

Examples include, but are not limited to, installation of roofing material that does not meet the roof quality standards, installation of garage doors or entry doors that do not meet the Architectural standards and guidelines, or paint colors or details that don't meet the directives set forth in the Guidelines.

In reviewing Level IV violations the Board may determine that correction of the violation would be cost prohibitive, and per the Board Policy regarding review of an ARC decision the Board may agree to impose a significant fine against the property but allow the violation to exist until such time as the component is to be replaced again (i.e. re-roofing or re-painting)

At the Board's direction, the Board may assess a fine up to \$10,000, and may record a permit against the deed to the property that acknowledges the Violation and the Board's decision to allow it to stand without taking any other action against the owner, except for correction action if the owner does not pay the fine in a timely manner.

Continued on page 2

COMPLIANCE CHANGES CONTINUED

The revised copy of the Compliance Policy with the fine and fee schedule will be available on the MOA website Compliance Committee page on or before January 2, 2020. If you do not have access to the web site or email please contact the MOA office at 503-524-4429.

FINE & FEE SCHEDULE

Level I

- A. Certified Letter** \$25.00
- B. Daily Fine** - Continues until owner notifies the CC that the construction has been completed or the CC determines that construction has been completed on its routine field checks.. \$10.00
- (To be confirmed via a field-check.)

Level II

- A. Certified Letter** \$25.00
- B. Daily Fine** - Continues until owner notifies the CC that the construction has been completed or the CC determines that construction has been completed on its routine field checks.. \$20.00
- (To be confirmed via a field-check.)

Level III Issuance and delivery of SWO

- A. Issuance and delivery of SWO** \$50.00
- B. Daily Fine** - if not followed \$100.00
- (To be confirmed via a field-check.)

Daily fines continues until owner notifies the CC that the construction has been completed or the CC determines that construction has been completed on its routine field checks..

Board Referrals

- A. Assessment of all costs** as provided in the Amended CC&R's of the Murrayhill Owners Association. Including: Administrative Fee \$25.00

All reasonable costs and attorney fees.

- B. Daily Fine** – Continues until issue is resolved

VI. Notices

The following pages contain the various notices referenced in the preceding description of the compliance committee procedures.

NEIGHBORHOOD PLANTING EVENT



Happy Holidays

LANDSCAPE COMMITTEE

The three year plan to replace the landscaping along Murray at the pond, between Teal and the former Ruby Tuesday's building was completed this Fall with the removal and replacement of the plantings on the South east corner and the structural pruning of both Willow trees. The removal of the failing Crab Apple trees will continue through 2020. The Crab Apples are being replaced with Mount Fuji and Kwanzan flowering cherry.

The Committee continues to work on sustainability and supporting the continuing efforts to remove invasive plants and trees from the Association's common properties and Significant Natural Resource areas.

Watch for information regarding a proposed SOLVE project this coming spring.

ARCHITECTURAL REVIEW

The goal of the Architectural Review Committee (ARC), is to ensure the Design Guidelines are administered in a way that reflect the spirit and intentions of community-at-large, and also to maintain the integrity of our beautiful neighborhoods.

Thank you from the ARC to everyone who participated in the "Approved" sign program this year. The ARC and has enjoyed working with all of you. Don't forget to return the sign and your completion notice so we can submit the request for the credit to your MOA account.

Volunteer Opportunities With Neighbors Southwest

Do you love where you live and want to get involved in your community? Volunteer with the Neighbors Southwest neighborhood group! Opportunities include event planning/support, posting flyers at retail spaces, engaging with the community at outreach tables, and more! Also, we have immediate openings for leadership positions, including serving as an officer (Vice Chair, Secretary, and Treasurer) or as a board member. Training provided for all opportunities. This is a fulfilling way to make a difference in your community, meet your neighbors, and build new skills!

To learn more, visit BeavertonOregon.gov/NeighborsSouthwest or facebook.com/NeighborsSW.

Contact: NeighborMail@BeavertonOregon.gov or 503-526-3706.

Amy Smith, Neighborhood Program