



MURRAYHILL

December 2020 Newsletter

Architectural Review

Board Message

Welcome and Congratulations to our new homeowners; we invite you to become involved as a future volunteer for a community project, serving on a committee or as a Board member. The Board meets the third Thursday of each month, email notification with the Zoom login information and an agenda are sent out by the Association's property manager Nancy LaVoie the week of the meeting.

The Board is continuing to adapt as COVID-19 persists, the office reopened in July; hours are 10:00 AM to 2:00 PM, Monday through Friday however, access remain restricted. With the exception of the Architectural Review Committee (subject to change) the Board, Compliance and Landscape Committees will continue to meet via Zoom.

The Board approved the 2021 Operating Budget with a one-and one-half percent cost of living increase to the annual assessments at their November 19th meeting. The MOA assessments are billed in December and June and payable by January and July 30th. The Board continues to diligently monitor the financial statements working with our Property Manager and the Landscape Committee to provide the needed maintenance while holding down costs. The Board has approved updating the Reserve Study in 2021.

Encroachment

As we continue to improve and survey the Association's Significant Natural Resource Areas (SNRA) and other common tracts we have noticed that there are a few areas where landscaping and other elements have been placed over property lines between private and common properties. It is important as a property owner that you know where your property lines are. Please be sure you have them verified prior to fencing or landscaping

We have had a lot of activity in the Community this year despite (or because) of the ongoing pandemic. The committee has received a record number of applications. There have been plans for just about every type of improvement or change you can think of. This includes siding, paint, roofs, remodels, landscape renovations, tree removals and a second brand-new house.

The ARC has continued to review application via email, Zoom and in person weekly and met all but two Wednesday's between April 1st and November 11th. Our sincere thanks and appreciation for their continuing commitment to the community. Thank you to all of the owners who submitted applications. A reminder to anyone who may be thinking of making a change: **MOST CHANGES TO THE EXTERIOR OF YOUR PROPERTY REQUIRES PRIOR APPROVAL** from the Architectural Review Committee. If you have questions or are unsure if you need to submit an application for an upcoming project please call the MOA office at 503-524-4429 or e-mail us at admin@murrahillowners.com.

Landscape Committee

With support from the Board of Directors we were able to complete the following improvement projects this year: Design and planting of the traffic islands on North Pintail Loop, Kingbird and Cormorant Drive above 155th. Updating the design and changing out tired plantings at the monument signs on Teal Murray and Scholls Ferry. A new design and plantings on the North side of Teal between 155th and Nighthawk Drive. Fill-in projects adding shrubs to the west side of Teal between Bobwhite Circle and tract UUU (common area with the bench), the NE side of 160th to Shearwater Loop and SW side of 160th to upper Waxwing Way. The second phase of the removal and replacing of the failing Crab Apple trees throughout the community.

2021 improvements will include the final phase of the Crab Apple/Cherry tree project, design and replanting of the two entry corners at Falcon Drive and 155th, the section of tract UUU between Bobwhite Circle and the Meridian Apartments and the area on 155th between the pump station and 160th. Fill-in projects are planned along the NE side of 160th from Shearwater Loop (at 155th) to Cormorant Drive and the NE corner of Powerline Park crossing at Teal.



Compliance Reminders

Street tree and sidewalk maintenance are the responsibility of the property owners adjacent to the public right of way. The City of Beaverton requires permits be obtained prior to removing a street tree or repairing a potentially hazardous sidewalk - sections offset by more than 1/2 -inch. Beaverton has a sidewalk grant program to assist with the cost to repair or replace residential sidewalks.

Trash and recycle containers are required to be screened from view by fencing or landscaping if they are not kept in your garage. If you can no longer keep your containers in your garage and want to add screening, please submit an application and plan to the Architectural Review Committee for approval prior to adding the screening.

Parking, with a few exceptions the streets in Murrayhill are public and under the jurisdiction of the City of Beaverton. If you witness any of the following violations please contact the City of Beaverton Code Compliance at Phone: 503-526-2270 <https://beavertonpolice.org/358/Code-Compliance-Program>

A vehicle may not be parked in a residential neighborhood for more than 48 hours unless it is parked in front of the address where it is registered. Vehicles are considered to be abandoned and subject to being towed away when they:

- ♦ Appear to be inoperable
- ♦ Are parked at an address the vehicle is not registered at
- ♦ Have expired tags
- ♦ The City of Beaverton prohibits parking within 20-feet of an intersection unless otherwise posted that parking is allowed.
- ♦ Parking in an area that would impede the flow of traffic.
- ♦ Parking a motor home, travel trailer, boat or other recreation vehicle on the street for more than 48 hours in a 7-day period. The Association documents follow the City of Beaverton 48 hours in a 7-day period rule for all recreational vehicles parked on or adjacent to a Murrayhill property. Boats, campers motor homes, tent trailers, or any other recreational vehicles. Additionally, the Association does not permit the parking of commercial vehicles, trucks over one ton carrying capacity or unlicensed or inoperable vehicles on or adjacent to a Murrayhill property. Exceptions are made for PODS, dumpsters, utility trailers or other equipment being used for an approved alteration to a Murrayhill property.

The top three issues most often reported to the Compliance Committee: 1) Garbage containers. Containers that have not been screened from view as required and containers left at the street or in front of the home beyond the allotted time allowed for regular pick up. Regulations relating to garbage containers can be found on page 13 of the MOA Design Guidelines item # 29. 2) Landscape Maintenance. Poorly maintained grass (yellow, dead, weeds or moss covered) and planting beds (dead shrubs, weeds), failure to remove and replace dead plantings and yard debris left lying about for an extended length of time. Design Guidelines Page 21-24 address landscape standards. MOA CC&R's page 25 article 6.3 and page 26 article 6.4.5. 3) Real Estate signs. Directional signs and/or open house signs are not permitted except during the hours that an open house is being held at a residence for sale.

Community Management Inc. (CMI)

The Murrayhill Owners Association is separate from the Murrayhill Recreation and Murrayhill Sub- Associations. Since they are separate associations, your ownership may be registered with one and not the other. If this is the case, it is generally because the escrow company did not provide notice to all Associations.

The Association assessments are mailed to the P.O. Box provided in the billing or paid using one of the options on "Click Pay". **Owners Association payments dropped off at the MOA Office will be returned to you.** Do not include correspondence with your payments when mailed to the P.O. Box as the fees go directly to the bank. If you have questions for CMI, please call their office directly at **503-233-0300** or go on line to www.communitymgt.com.

MARK YOUR CALENDAR – THE ANNUAL OWNERS MEETING WILL BE HELD ON

MARCH 11, 2021

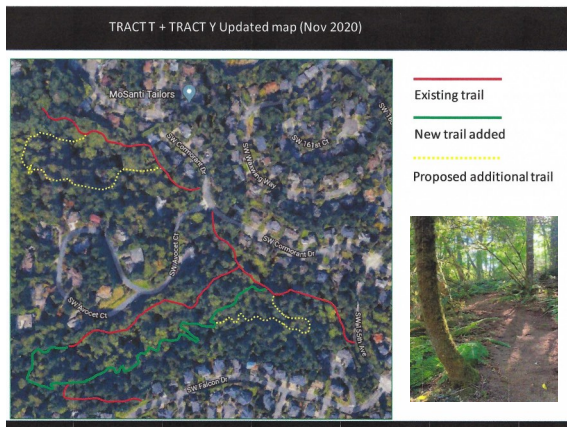
(Watch for notice in February)

Natural Area Trails Up Date

On behalf of the community, the Board extends their appreciation and thanks to Adam Welliver, who organized and recruited volunteers to extend the existing boardwalk in tract T, construct a second boardwalk, and build a bridge to span an area of trail that had been washed out. These improvements have greatly enhanced the usability and safety of our trails.

Following the completion of those projects, owners Greg Mills and Adam Welliver presented the first phase of a plan to expand and improve our network of trails. They received approval from the Board at the September meeting to move forward with the initial development. Since then, a team of motivated neighbors have been hard at work building the first new trail, which is now nearly complete and connects Falcon Dr. to the existing lower trail in Tract T. This amazing group of neighbors, adults and kids alike, have volunteered more than 250 hours in the last 12 weeks to help us develop this wonderful new resource in our natural areas. The new trail is seeing strong usage and we have been receiving great reviews from residents.

In addition, initial development has started on a new routing of the upper section of trail in tract T, which will ultimately allow for a new, safer creek crossing. Work will continue over the winter to address drainage issues on the new segments of trail, and improving the safety and routing of the existing trails in Tract T and Y. If you have any feedback on the trails or are interested in participating in trail building or maintenance, please contact murrayhilltrails@gmail.com.



10 week progress:
.8 miles of new trail
250+ Volunteer hours
Multiple neighborhoods represented
Lots of fun had!



HAPPY HOLIDAYS