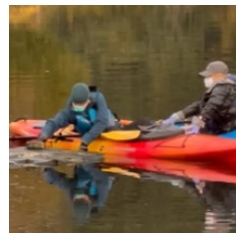




MURRAYHILL

December 2021 Newsletter

NO LEGIONELLA FOUND: Washington County Health and Human Services and the Oregon Health Authority tested the Murrayhill lake and fountains on November 9th for traces of Legionella as part of the investigation to determine the source of the 6 cases of Legionnaires infections within a 2-mile radius of the Murray Blvd and Scholls Ferry intersection. The Association was notified on November 15th that no trace of the Legionella was found in the water or on the fountains. For updates, Washington CO website <https://www.co.washington.or.us/HHS/CommunicableDiseases/legionnaires-disease.cfm>.



MESSAGE FROM THE BOARD OF DIRECTORS



We can all agree that the desirability of the Murrayhill neighborhood is what makes it unique; much of that is due to the pride Murrayhill Owners take in maintaining their homes and property. Unlike other neighborhoods, we have a Board of Directors and Committees, made up of volunteers, that are entrusted to uphold the Bylaws, Covenants, Conditions and Restrictions, preventing many of the objectional issues that plague other areas.

While the Association documents are 30 years old, the basic concept has not changed; the desire to maintain the appearance, livability and value of every property. There has been a lot of discussion over the years about updating the CC&R's however, it cannot happen without a significant group of dedicated volunteers. If you are interested in this project, please contact the Murrayhill office.

If you would like to learn more about the Board, please join us for the Monthly meetings held on the third Thursday of each month at 5:30 PM. An Owners Forum is held at the beginning of each meeting. The forum is intended to allow Owners to address or present issues to the Board. Meetings are currently being held via Zoom. The Zoom notification and agenda are sent via email a day or two prior to the meeting. If you have not provided an email or have changed your email, please contact the Murrayhill office so it can be added or changed as needed.

Earlier this year the we sent out a Parking resolution that does not change but, is intended to clarify parking issues. Due to an error brought to our attention a corrected copy of the document will be enclosed with the December dues billing.

The Association's annual meeting and election of open Board positions is held on the second Thursday in March. Please mark your calendar for March 10, 2022.

Election of Directors: The MOA's Bylaws require the Board to form a Nominating Committee for the purpose of nominating prospective Single-Family Directors. It shall be the duty of this committee to nominate any Single-Family Lot Owner who: Makes known by direct verbal or written communication to a committee member his or her desire to be a candidate for the MOA Board of Directors. Is in good standing with the MOA; meaning: MOA Dues are paid and up to date. Fines (if any have been levied) are paid.

YOUR OPINION MATTERS: We would like to hear from you if you have ideas or information you would like to see posted on the website or in a newsletter. Please email us at admin@murrayhillowners.com.

COMMUNITY AWARENESS: If your mailbox lock is blocked like the one in the photo it is likely the result of someone sticking something into the lock in an attempt to access. In this case they were not successful. If your lock is broken please contact the Post Office. They have the locks and can help provide a contractor to do the replacement. Several owners have reported that car prowls are continuing to occur in the area. The Beaverton Police consider the Murrayhill community to be an extremely low crime area. However, owners should be diligent and remove valuables and lock vehicles not secured in a garage. Please call the police non-emergency number 503-629-0111 if you witness any suspicious activity in your neighborhood.



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CITY OF BEAVERTON (COB) RESIDENTIAL PROPERTY

CODE - FENCES: Fences, whether built as part of a subdivision or added thereafter, shall be maintained in sound condition and good repair. Fence posts shall be kept in a vertical position, and rails shall be kept in a horizontal position. Fence posts and rails with evidence of significant rot or deterioration must be replaced to keep the fence safe and prevent catastrophic failure. Fence posts and rails that lean or sag more than 15 degrees will be considered to be in violation of this section. Missing fence boards must be replaced within 30 days, unless dogs are kept inside a fenced yard, in which case missing boards must be replaced immediately. Fences of weather resistant wood, such as redwood or cedar, need not be painted or stained, but if paint or stain is applied it must be maintained, free of peeling, bubbling or flaking.

The MOA Design Guidelines for fencing are stricter than COB's, requiring fences to be stained or painted. The Guidelines are available at our office, on our web site at www.murrayhillowners.com Policies and Procedures/Design Guidelines or you can request to have a copy emailed to you.

COMPLIANCE COMMITTEE: The Committee has noted that there are a number of fences in the community that do not meet city code or the community guidelines. We are asking that all owners take a look at their fencing and if needed bring them into compliance, by repairing, repainting/staining or replacing the fence.

ARCHITECTURAL REVIEW COMMITTEE: Please, before you start a project that will change the appearance of the exterior of your house or your Landscaping, call or email the MOA office to verify if you do or do not require approval for the project. The Association's Design Guidelines are available at the MOA office, on the website or you can request a copy be emailed to you.

LANDSCAPE COMMITTEE: If you are in the area please check out the 2021 improvement projects at Falcon Drive and phase 1 of 4 between Bobwhite Circle and the Meridian Apartments. Thank you for sharing your photos of the community with us.



WHEN TREES FALL: As winter approaches it brings with it the possibility of storms that can take down the healthiest tree. If a tree falls across a public sidewalk or street, please contact the City of Beaverton Operations Department at 503-526-2220. The number is monitored 24/7. The City of Beaverton will clear the street, and or sidewalk however, you would be responsible for removing the remainder of a tree that fell from your property. You also may be responsible for the removing any remaining parts of a tree that falls from the parking strip in front of your property and providing a replacement tree. The City places the responsibility for street trees and sidewalk maintenance on the property owner adjacent to the parking strips between the sidewalk and the street.



If the tree falls on a house or presents an immediate danger you should call emergency services, fire or police. The City will not remove downed trees from private property or private streets.

If you have questions regarding who pays for damages if a tree falls from your neighbor's property the following link may be helpful. [When a Tree Falls, Who Pays for the Damage? - Consumer Reports](#)

RECYCLING: Styrofoam, many people believe that Styrofoam (#PS6 Poly styrene) is simply garbage, not true. Styrofoam cannot be placed in recycle bins, but it can be recycled and does not have to end up in the landfill. Agilyx Corp has developed a patented methods to extract resalable oil product from single-use Styrofoam, including the small trays used as packaging for fresh meats, poultry and vegetables. You can drop off your clean single-use Styrofoam at the Agilyx Plant, located at 13240 SW Wall Street, Tigard, 97223 anytime 24/7.

Alkaline batteries, Batteries Plus Bulbs will recycle up to 5 pounds of alkaline batteries free with any purchase. Over 5 pounds or without a purchase the recycle cost is \$ 1.25 per pound.

Paint and Lawn and Garden Chemicals: Can be taken to the Metro Recycling Center, 6161 NW 61st Avenue off of Hwy 30.