



Sandy Hughes

MURRAYHILL

January 2023 Newsletter

Thank you to everyone who responded to our request for photos of the community.

FROM YOUR BOARD

Hello to all Murrayhill homeowners and a special welcome to all who have joined the Murrayhill Community the past year!

We would like to extend an invitation for anyone interested to get involved with our amazing community. Most of you are members of two Associations, those on private streets are associated with three; all need volunteers to keep the Community a wonderful place to live. Our thanks to the volunteers that have, or are, currently serving on the Owners Association Board and the three Committees. After more than two years we once again have a full roster on the Landscape and Compliance Committees.

For those who have signed up to work on the review of the Covenants, Conditions and Restrictions, we apologize for the delay. It is our goal to contact everyone who signed up in mid to late January with a proposed meeting schedule. This year's annual meeting will be held via Zoom Thursday, March 9, 2023. Please watch your email for the Zoom link, agenda, and meeting time. Two Board positions will open up for election. We encourage you to attend the meeting and be a part of the solutions in our community.

We hope any confusion about the changes to the Owners Association dues payment have been addressed. The significant change is that the billing will be done via email. Payments will still be due January 1st and late if not posted by January 30th. If you are signed up with Click Pay and use it to pay your dues there is no change. If you are planning to mail a check or money order the mailing address is the same, Murrayhill Owners Association, C/O Community Management, Inc., P.O. Box 60092, City of Industry, CA 91716. If you have questions, please Contact Community Management at 503-233 - 0300.

ARCHITECTURAL REVIEW COMMITTEE

The Architectural Review application fees will increase on January 1, 2023. The new applications will be available on the website on January 4th

The Architectural Review Committee would like to thank you and extend their appreciation to all Owners who have submitted applications, plans, and ideas for review this year.

Please remember it only takes a few minutes to check with the MOA office to determine if an exterior change you need to make or are considering requires approval prior to implementing the change. The Committee meets most every Wednesday and if you have an emergency situation like a hazardous tree, or leaking roof they are always willing to work with you to get what needs to be done right away in a timely manner.

Over the past few years there have been a number of negative comments expressed on Facebook, and Next Door about the ARC's rules and processes. Change is never a bad thing. But, please consider the following facts, they say a lot about the process.

Between January 1, 2019 and August 31, 2022, the ARC reviewed 642 applications; 14 applications having at least one review were either not approved, not returned for a second review or put on hold at the owners request. 2 of the 14 were approved following a Board review of the Committee's procedures.

It is understandable that no one likes to be told they can't make a change to their property. However, when you purchase a property with an active Association not every idea or project will be approved. The positive is you are less likely to end up living next door to a bright purple house.

COMPLIANCE COMMITTEE

The Compliance Committee greatly appreciates Owners complying with notifications from the Committee. And a sincere thank you to Everyone for helping to keep your Community a wonderful place to live.

The most frequent infractions in 2022. where:

- Garbage and recycle containers left in a driveway, street or unscreened side yard.
- Failure to provide the required screening for Garbage and recycle containers
- Landscape maintenance, lawns in poor condition, flowering weeds in lawns and planting beds, Failure to replace plants and trees that were removed or died.

LANDSCAPE COMMITTEE

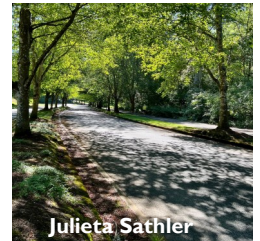
There has been a lot of speculation about why water has caused the Association to end 2021 in a deficit and will do so again in 2022.

The Landscape Committee began, with Board approval, to aggressively curb water use in 2009. After the completion of a water conservation survey, Weather Trak ETr irrigation controllers were installed on the large systems over the next three years.

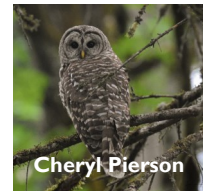
As of today, it is still not economically feasible to replace the smaller battery-operated controllers with the ETr units. Meter tests are done twice during the irrigation season to check for leaks. Master valves, and check valves have been installed to curb water loss in systems on hillsides. Sprinkler heads continue to be replaced for better coverage. Consumption in 2013 was down 13.3% from the six-year average (2007-2012). Brown out policies were discussed in 2013 and 2014. Neighborhood islands would be planted so once established irrigation would be on a once a week schedule to provide some fire control and minimally watering. Ivy and established trees are included in that policy. These are only some of the steps taken over the last 10 years. Recently, pressure reducing valves were added to meters. This year 2 leak detection units were added with more scheduled to be installed. While great strides have been made in reducing consumption, weather changes and large rate increases are the primary factor in the budget shortfall.

SIGNIFICANT NATURAL RESOURCE AREA

We hope everyone has had an opportunity to visit one or more of the communities significant natural resource areas (SNRA). Tracts "T" & "Y" have benefited from the volunteer trails program and can be accessed from Cormorant Drive to the left and right of the gated community, upper side of Falcon Drive and 155th at the pump station. Tract "N" has an entrance just below Oriole Circle across and north of the pump station. Tract "D" begins on the east side of Powerline, rounds the corner across from Chase Bank and then is adjacent to the path below 24 Hour fitness. You can finish your walk on the Powerline park path back to Teal, to the Pintail path or Scholls Ferry.



Julietta Sathler



Cheryl Pierson

HAPPY NEW YEAR

NEIGHBORHOOD WATCH

Author: Cary Hughes

We hope you are all having a safe and wonderful holiday season. We are thrilled with the 2022 kickoff of our Murrayhill Neighborhood Watch and thank you for joining the group. It's exciting to see how the community is embracing the program and how neighbors are coming together to keep an eye out for each other and our homes.

We've made good strides to get this program up and running, but there is still work to do. Our goal is to get 85% of the neighborhood involved and entered in our Murrayhill Neighborhood Watch database. This will allow us to easily and quickly communicate urgent information, along with periodic safety updates.

If you are a Street Captain, please forward the contact information for the members on your street that you are leading and we will ensure that everyone is included in our email updates. **Attached is a Sign Up List for you to track the contact information for your neighbors AND instructions on How to Get Started as a Street Captain.**

We are still looking for additional Street Captains. We currently have about half of the streets represented, but we would like to get all Street Captain positions filled by next summer. Please help spread the word and invite neighborhood friends to participate. **For a list of streets that still need Street Captains for Murrayhill Owners please see list in the next column**

As always, we look forward to hearing from Neighborhood Watch members and we welcome your ideas and suggestions.

Please email Carey@CareyHughesHomes with any community concerns, tips, or feedback.

NEIGHBORHOOD STICKERS AND STREET CAPTAIN SIGNS

The Neighborhood Watch stickers are available for pick up at the MOA/MRA office on weekdays, 10AM-2PM. **Street Captains**, we suggest picking up a stack of stickers for the people on your street and handing them out. This is a great way to make contact with your neighbors and to invite them to participate in the Murrayhill Neighborhood Watch. Please email Carey if you are not available during MOA/MRA office hours for sticker pick up and we will make arrangements to drop them off to you. Please encourage all participants to place the stickers in a window near their front door.

Street Captains should have received their yard signs before Thanksgiving. We suggest posting the signs with high visibility from the street so unwelcome visitors know our area is serious about reporting suspicious activity. If you are a new Street Captain or if you still need a Street Captain sign, please email Carey.

At our initial Murrayhill Neighborhood Watch meeting, there was a suggestion to put Neighborhood Watch signs at street entrances. The Murrayhill CC&R only allow for signs to be placed on private property (our lots). The Rules do not allow permanent sign placement in common areas and the City of Beaverton does not allow Neighborhood Watch signs to be mounted on city street signs.

We encourage residents to share their safety concerns with us so we can be proactive in finding solutions and sharing relevant information with the Beaverton Police Department (BPD). Below are a few of the concerns Neighborhood Watch members shared with us, along with the response from BPD.

Non-Resident Parking on Neighborhood Streets Near Apartment Complexes

We understand the frustration and inconvenience of having cars park in front of your home, but according to the Municipal Code, cars are allowed to park on streets regardless of whether the driver/owner resides on the street. The exception is if there is a restriction (fire hydrant, blocking a driveway, etc.). For a full description of the laws related to street parking, please refer to [Municipal Code 6.02.305](#). For more information about what constitutes an "abandoned vehicle" please visit [Municipal Code 6.05.010](#).

Car Camping on Neighborhood Streets

Car camping in Murrayhill has been a recent concern as well. [Municipal Code 6.02.310\(I\)](#) states that vehicles not being used primarily to transport people must move at least one-tenth of a mile every 48 hours. However, this is a complicated issue and is currently being discussed and evaluated by the courts. To report an occupied car that has violated this rule, please call the BPD non-emergency number at 503-629-0111, but please know that many officers will hesitate to take significant enforcement action until official rulings are released, unless other safety concerns are involved.

Car Racing on Murray Blvd. and Scholls Ferry Rd.

BPD assures us they are aware of this issue and are actively using enforcement and data collection strategies to address it. They also work very closely with the city's traffic engineering/planning department to develop longer term strategies for traffic-related concerns. Please use the link below to report racing incidents or any other traffic-related concerns you have.

[Traffic Complaints | Beaverton Police Department](#)

Thank you again for your commitment to our community! If you have any questions or concerns, please contact me at Carey@CareyHughesHomes.com.

