



MURRAYHILL

January 2024 Newsletter

NEW FOUNTAINS: We hope you like them as much as we do.

NEW MOA WEBSITE: We are excited about our new website that will launch in early 2024. It will be easy to navigate, have helpful links and an improved calendar. Please note that the private owners section, requiring registration, will not be included. That area provided access to the Association's financial information, which will now be available with your personal account through the MOA portal. Additional information about the Portal is included in the Board of Directors article.

BOARD OF DIRECTORS:

Meetings are scheduled for the third Thursday of each month at 5:30 PM. If you have provided an email address, notification of the meeting or a cancellation will be sent to you. For those who have not provided an email address, the Community website calendar shows all meetings and times. The meetings are currently being held via Zoom and are open to all owners. If you are interested in how the Board works, we invite you to attend. The Owners Forum at the beginning of each meeting allows time for you to address community issues, ask questions about agenda items or present a suggestion.

Annual meeting is held on the 2nd Thursday of March each year. This meeting provides an overview of the financial health of the Association, reports from the Boards three Committee's, discussion of business addressed in the previous year and current issues.

Elections 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 any fines levied are paid.

As required by the MOA Bylaws, Directors may also be nominated by a petition signed by no fewer than twenty-five (25) Single-Family Lot Owners.

IF YOU ARE INTERESTED IN SERVING OUR COMMUNITY, PLEASE LET US KNOW

**PLEASE MARK YOUR CALENDAR - THE ANNUAL MEETING
MARCH 14, 2024**

(Election and Meeting information will be emailed/mailed in February)

Dues are billed biannually, payable January 1st and July 1st. Questions about your MOA account or dues statement should be directed to the Association's Property Management Company, Community Management, Inc. (CMI) at cmi@communitymgt.com.

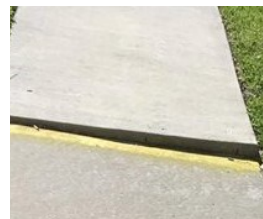
Past Due payments that are not received and posted by January 30, 2024 will be sent a second notice and assessed a \$15.00 late fee. A third notice will be sent at 60 days past due. Then, at 90 days past due the Board can authorize that your account be sent to the MOA attorney for collection.

Past Due Continued

Once the attorney sends the first collection notice, the amount owed will almost double. Please, if you are having problems paying your dues the Board has the ability to approve a payment plan.

MOA Portal, if you haven't signed up or no longer have the temporary password sent January 2023, you can request a new temporary password by emailing to cmi@communitymgt.com. Once you have it, go to the CMI website <http://www.communitymgt.com> then click portal. Use your six-digit account number and temporary password to access your account and other Association information including budgets and financial reports.

COMPLIANCE COMMITTEE is made up of three volunteers and a Board Liaison. They serve to help the community remain a wonderful place to live. The committee is looking to address poorly maintained fences, failure to provide screening for trash containers and property maintenance issues.



A few reminders: sidewalks, street trees and grass/lawn in the parking strips are the responsibility of the adjacent property owner to maintain. Sidewalks, displaced sections can present a potential hazard to walkers, children on scooters, tricycles or

bikes. The City of Beaverton considers sidewalks displaced more than one half inch to be a tripping hazard and subject to a citation should it be reported to them. Street trees, pruning and general maintenance can help prevent falling limbs and promote a better root structure. Parking strip, grass/lawn is currently required.

ARCHITECTURAL REVIEW COMMITTEE (ARC) worked right through the pandemic to make sure owners would have their projects approved in a timely manner. However, we have seen an increasing number of unapproved standing structures (gazebos, pergolas & storage sheds) placed on MOA properties. Significant landscape, hard surface elements and paint changes were made without the approval required by the Association's Covenants, Conditions and Restrictions (CC&Rs). All owners sign a copy of the CC&R's agreeing to abide by those rules. The Board and it's committee's appreciate and encourage owners to update and make improvement to their property, however, they also expect owners to follow the rules. If you are a new owner or one who has lived here for 30 years, it is always a good idea to be familiar with the documents that have and continue to made our community a special place to live.

If you are planning to make a change to the exterior of your house or property, please call the office or email us to see if your proposed change requires ARC approval. Everyone working together makes for a stronger community. The ARC is made up of 5 regular members, 2 alternates and a Board Liaison They work together to make sure that every application is reviewed in a timely and professional manner.

LANDSCAPE COMMITTEE has 5 members, a Board Liaison and a long history of working to keep the community beautiful and working within the communities annual budget. In 2007 and 2008 they were already finding ways to reduce irrigation and other costs. Over the years they have added perennials, removed problem lawns, and replaced them with drought tolerant shrubs and trees. They researched and installed smart controllers for the largest areas. Added Check valves to irrigation lines running up the steep hills to prevent water loss. Pressure reducing valves provided some cost savings and now, with the aging system, leak detection will be a critical piece shutting down systems to prevent the loss of large amounts of water.

The committee's 2023 projects included removing ivy and planting the hillside on the NW corner of Teal and 155th, updating the landscaping along the Pintail path to Murrayhill Powerline Park, infill on Teal between Pintail Loop and Scholls Ferry and redoing the dry stream bed on Meadowlark Lane. Additional drains were added to clean up muddy sections along the north side of the pond. New benches and "Do Not Feed the Ducks & Geese" signs were installed.

155th and Teal before and after



COMMENTS & QUESTIONS RECEIVED FROM OWNERS

1. An epidemic of Costco light strings being strung on decks, fences, under patio and deck covers is beginning to take on a commercial look throughout the community. Some are left on late into the evening often shining into bedrooms. Permanent lighting installations require approval. If the lighting is planned to remain in place year-round, it would be considered permanent requiring approval. **MOA Design Guidelines** "Exterior lighting must be designed and adequately shielded to cut off the spread of light and to eliminate glare onto adjacent properties, streets or sidewalks. Completely shielded light sources are preferred". Please be courteous and turn decorative exterior lighting off before 11:00 PM.
2. How should the replacement or repair of shared fencing between property owners be addressed? There is not a specific rule for replacing shared fencing, however, many of the existing fences were constructed by the original developer or builder. Fences between property lines are generally considered joint property by the adjoining owners. When replacing a fence, the property lines should always be determined to make sure the fence is in the correct location. As the fence benefits all adjacent owners the cost to replace or repair is generally shared.
3. The numbers of trash cans left in the street, driveway or in plain view at the side of the house seems to be increasing. **MOA Design Guidelines** "When not provided by other structures (fence or landscaping), each residence must have a screened service yard, enclosing garbage and yard debris containers, firewood, bicycles and other similar items, which must be placed where items stored will not be visible from the street or neighboring properties. Garbage and yard debris containers shall be

Comments and Questions continued

returned to the storage area by the end of the day of trash pickup. Garbage and yard debris containers shall not be removed from the service storage area for street side placement prior to the day before collection".

SW NEIGHBORHOOD NAC

Affordable Housing Update: The city is pleased to announce advancement with its next affordable housing community made possible by the Metro Affordable Housing bond.

The Senior Housing Project on 5th Street will add 104 new affordable housing units to Beaverton.

The project will be located in downtown Beaverton and central to amenities, public transportation, and social services making it an ideal project for senior community members.

The site is currently home to the city's temporary shelter for adults experiencing homelessness. The temporary shelter will close in 2024 upon completion of a new year-round shelter.

Community Partners for Affordable Housing (CPAH) has been selected as the developer of the affordable housing project. CPAH is dedicated to building quality affordable housing opportunities serving communities in Washington County and SW Portland for the past 30 years.

During the next few months, predevelopment activities will occur including community engagement, site analysis, and funding proposals.

The project will begin construction in spring 2025 with completion in 2027.

To learn more, visit the housing webpage at <https://www.beavertonoregon.gov/1022/Senior-Affordable-Housing-Project-on-5th>.

Ongoing Homelessness Response. The city continues to support people experiencing homelessness while being responsive to the community. Most recently, this includes implementing a Good Neighbor Agreement between the temporary shelter and the community on 5th Street.

The agreement identifies ways the neighborhood will work together to prioritize safety and access to services.

Goals include maintaining a peaceful, safe, and clean neighborhood; open and honest communication; and helping each other address and solve problems.

We know that homelessness throughout the city raises concerns, and we are doing our best to remind people of the resources available.

The temporary shelter at the Community Center will remain open through summer 2024 for adults 18 or older.

The new, year-round shelter is expected to open late-summer and will provide greater stability and offer a critical link to housing.

The 12,000 square foot property, located along Beaverton-Hillsdale Highway, will include space for 60 guests with meals, showers, laundry, clinic space, and supportive services on a 24/7, 365-day basis.

The shelter is made possible by the availability of state and federal funding. Ongoing shelter operations will be supported by a unique opportunity with Metro supportive housing services funding available by Washington County. Stay up to date with progress on the new year-round shelter: www.BeavertonOregon.gov/shelter

Happy New Year