



COMMUNITY PATHWAYS

December 2017

Who Speaks for the Trees?

Read the full story on page 2.



INCLEMENT WEATHER POLICY

As we all know winter and icy weather is just around the corner. To assist with communicating our policy for Clubhouse closures, we will follow the following criteria:

Mt. Park Clubhouse: Follow PCC-Sylvania closure and delayed opening schedule.

Mt. Park PlaySchool: Follow Lake Oswego Schools closure and delayed opening schedule. (If LOSD is delayed, PlaySchool is delayed until 10:30 a.m.)

Mt. Park reserves the right to alter the schedule as needed to accommodate icy conditions that might be specific to the Clubhouse which is at the highest altitude in Lake Oswego.

Please follow us on Facebook and view the Mt. Park HOA website for current inclement weather alerts.



From the desk of the Executive Director

Carol Cook, Executive Director
Mountain Park Home Owner's Association

It's hard to believe another year is about to pass! As I reflect back on 2017, it has been a challenging, but productive year for the association. We've welcomed several new members to the team who bring a high level of professionalism, energy and dedication to our principles of service to you.

I am sure you are noticing all the positive changes in the Common Property, led by Landscape Stewardship Director, Zsolt Lehoczky. CC&R Manager, Steve Milton, has jumped in to even further refine the Architectural Review process and to re-

energize the Home Care Committee. Anna Johnson (formerly our Fitness Director) was promoted to Clubhouse Services Director, and is working diligently to restructure Events and Member Services as well as continue her role in leading the Aquatics, Fitness and KidZone programs.

We are looking forward to sharing our accomplishments in the Annual Meeting Newsletter that will be published in February; and we really hope you can join us at the Annual Meeting in March to hear more details.

Clubhouse Services Director Update – Anna Johnson

The Mountain Park HOA staff work hard to provide a consistently high level of customer service and a welcoming atmosphere within the Clubhouse. At times we may not immediately have the answers, but we do our best to provide what we can, we greatly appreciate the continued support of our residents, members and guests as we work to better accommodate the needs of our community.

Over the past few months we've worked hard in conjunction with our Board,

Committees, and you, to shift what had become a bit of a negative culture not only in our Clubhouse but in the neighborhood. It has taken a lot of hard work, patience and communication across all parties and we want to thank you. We all see and feel a big difference especially at the Clubhouse. This positive culture is allowing for continued clear communication, better exchange of ideas and reception of feedback so we can continue to provide for our members.

Thank you from all of us!

UPCOMING EVENTS

DECEMBER 5: Santa's helpers deliver a holiday tree to the Clubhouse.

DECEMBER 10: Children's Santa Photo and Craft Corner. *Lupine Room, 1 – 3 p.m.*

2ND WEEK OF DECEMBER: Playschool art displays. *Lupine Room*

JANUARY 31, 2018: Mt. Park Health and Wellness Fair. *Hawthorn Room, 6 – 8 p.m.*

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Landscape Stewardship Department:

WHO SPEAKS FOR THE TREES?

Investigating Tree Ownership and Proper Procedures for Tree Work

Mt. Park includes 185 acres of woodlands that we share as a community. On the hillside of Mt. Sylvania and throughout Mt. Park, trees play a vital role protecting our property values by stabilizing soil, capturing rain water and providing us fresh air. Mt. Park trees are not only beautiful, they are crucial to the ongoing efforts to reduce the risk of soil erosion that can have a devastating impact on property owners.

Unfortunately, one of our sub-HOAs recently conducted a tree pruning without reaching out to the Landscape Stewardship Department or the Common Property Committee at Mt. Park. If they had, they would have been informed that the tree selected for pruning is on Mt. Park Common Property. Additionally, the hired contractor either was not aware or simply ignored Lake Oswego Tree Code policies when following instructions from a resident of the sub-HOA to continue making bigger and bigger cuts, which resulted in the tree being “topped.”

According to Lake Oswego Tree Code and Mt. Park HOA policies, “topping” a tree is the severe cutting back of a tree’s limbs to stubs three inches or larger in diameter within the tree’s crown or to such a degree so as to remove the natural canopy and disfigure the tree.

No person shall top a tree without first obtaining a topping permit – which is never issued for the purpose of establishing or maintaining a view; please see <http://www.ci.oswego.or.us/trees>. Clearly, topping a tree is not an acceptable pruning practice due to the damage that this causes to the tree, eventually killing the tree. According to both the City of Lake Oswego and Mt. Park HOA, topping a tree is considered tree removal and “can (and will) be subject to enforcement action” accordingly.

It is unfortunate this incident occurred, which is why all of us at the MPHOA Landscape Stewardship Department encourage you to investigate tree ownership and proper procedures for any tree work **before** any action is taken.

What can you do to help?

- We encourage HOA representatives and homeowners to review Common Property Policies (CPP) and Lake Oswego Tree Code Policies (available online) prior to submitting requests for Common Property work.
- If boundaries between private and common property are not clear or well-defined, contact the Landscape Stewardship Department (hereby referred to as the “Stewardship Department”) to help establish property boundaries.
- Contact the Stewardship Department when there are questions about Common Property care or concerns.
- Submit Common Property Work Requests for evaluation and approval far in advance of the project. A notice of at least 30 days is required due to the Common Property Meeting schedule, which is once a month.
- Representatives of HOA associations within Mt. Park (e.g., condos, apartments, and other small HOAs) have a special responsibility for keeping the members of their association informed about the Lake Oswego Tree Code guidelines and the Mt. Park CPP.
- We especially encourage new property owners and pending home buyers to review the CPP and LO Tree Code with their realtors and title companies so there is no confusion about Mt. Park policies and practices. Please feel free to get in touch with the Codes Compliance & Rules (CC&R) Manager and also the Stewardship Department about property boundaries, landscape practices, codes, regulations, and policies.

What can the Landscape Stewardship Department do to help you?

- Meet with you on-site and give our advice.
- Help establish property lines.
- We can provide an initial tree evaluation.
- Recommend highly skilled arborists who are certified through the International Society of Arboriculture (ISA), utilize best management practices, and are familiar with both Lake Oswego Tree Codes and Mt. Park Common Property Policies.
- Be your representative at the Common Property Committee meetings if you are unable to attend and have a tree issue that needs to go through that process.



HOME CARE CORNER

Home Care Committee Information

The Mt. Park Home Care Committee is in the process of being reorganized. New volunteers have been appointed and the monthly meeting will now take place the first Tuesday of the month at 6:30 p.m. at the Clubhouse. We hope that having this committee meeting in the evening will offer more opportunities for interested homeowners to attend.

The Association has many committees that work to improve the Mt. Park community and we are always interested in more owners and residents that would be interested in volunteering their time and knowledge to support their neighborhood.

2018 Assessment Rates Announced

The assessment rate increase for 2018 has been determined and voted on by the Board of Directors. The increase is based upon the 12 month percent of change in the Consumer Price Index (CPI) for all urban consumers. This year the CPI increased 4.42% raising assessment rates by that amount.

ACCOUNT # STARTS WITH	PROPERTY TYPE	2018 ANNUAL ASSESSMENT AMOUNT	SEMI-ANNUAL BILLING	MONTHLY AMOUNT <i>(if signed up for monthly payments)</i>
1	Single Family home	\$ 998.00	\$ 499.00	\$ 83.17/mo.
2	Townhome/ Condo	\$ 798.40	\$ 399.20	\$ 66.53/mo.
3	Condominium	\$ 499.00	\$ 249.50	\$ 41.58/mo.
4	Fourplex	\$ 1,996.00	\$ 998.00	\$ 166.33/mo.
5	Duplex	\$ 1,596.80	\$ 798.40	\$ 133.07/mo.

Pay your assessment charges on a monthly basis

With the Mountain Park Automatic Monthly Payment Plan (MPAMPP) you can stretch your semi-annual payments, normally due by January 1st and July 1st, over 6 months*. Refer to the Monthly Amount above to see what your monthly portion of your assessment will be. Starting in January 2018 that monthly amount is taken from your bank account around the 5th of every month.

It's easy to sign up (if you are not already on the MPAMPP)!

1. Just complete the MPAMPP Authorization Form available at the Clubhouse or online.
2. Include a voided check or a print out from your bank with your routing and account numbers
3. Send it to our accounting department either by mailing to the address on the form or by email at lee@mtparkhoa.com.

Forms must be received by December 15th in order to process them in time for the January withdrawal.

* The Mountain Park Automatic Monthly Payment Plan cannot be used to pay past due assessments unless it is combined with the current monthly portion of the assessment and an additional formal written payment plan agreement is signed. Inquire at lee@mtparkhoa.com.



HOLIDAY DECORATIONS AND LIGHTING STANDARDS

Many of the homes within the Mountain Park community went all out with Halloween decorations this year. The holiday season is once again upon us and many residents will again choose to decorate their homes. Mt. Park has set standards for when decorations and lighting may be displayed during the winter holiday season.

Please note that display of winter holiday decorations, including exterior decorative lights, may begin on Thanksgiving Day and must be removed by January 31, 2018.

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Upcoming Events

Holiday Festivities

We have a calendar full of holiday festivities scheduled throughout December. On December 5th the Mt. Park HOA landscaping crew will deliver a beautiful Blue Spruce tree to the Clubhouse for all to enjoy. You can also look forward to a variety of holiday activities on the schedule, including the Playschool's 'Peace & Kindness' art displays in the Lupine Room and holiday caroling in the lobby. Be sure to check Facebook and Instagram often ([mtparkhoa](http://mtparkhoa.com)) for special activities and events!

Annual Health and Wellness Fair – January 31, 2018

In the New Year, the Clubhouse will host our annual Health and Wellness Fair (January 31, 2018 from 6 – 8 p.m.) in the Hawthorn Room. This is one of our most popular events and draws an enthusiastic crowd each year! If you would like to be a vendor at this event and have a booth, please contact Toni at events@mtparkhoa.com.

KidZone Information

KidZone Classes

Winter registration for KidZone classes is now open! Our winter classes include: Tiny Dancers, Hip-Hop, Soccer Tykes, Soccer Kidz, Little Athletes, and Tumbling. Be sure to check out our two new classes - Basketball Tykes and Family Yoga!

KidZone Winter Break Camp

KidZone Winter Break Camp registration is now open! Winter-themed activities in science, engineering, art, crafts, and group games happen weekly and physical activity is an everyday occurrence! Our camp environment always promotes positivity and gives children unforgettable memories. Please visit the front desk for a registration packet. Families can register by the day or for the week. Contact cassidy@mtparkhoa.com for more information.

BOARD AND COMMITTEE MEETINGS

Mountain Park homeowners are welcome to attend Board and Committee Meetings held at the Mountain Park Clubhouse. Please call the Clubhouse to confirm the date and time of the meetings as occasionally there are changes.

Board Meetings – December 11th;
Tentative 2018 Meeting Schedule:
Monday, January 8; Tuesday, January 23;
Monday, February 12; Tuesday, February 27;
Monday, March 12; Board Meetings are at 7:00 p.m.

Annual Meeting
Thursday, March 15 at 7:00 p.m.

Architectural Committee meets the 3rd Tuesday of each month at 7:00 p.m.

Clubhouse Committee meets the 2nd Wednesday of each month at 7:00 p.m.

Common Property Committee meets the 3rd Wednesday of each month at 8:00 a.m.

Home Care Committee meets the 1st Tuesday of each month at 6:30 p.m. (except December meeting will be on December 12th at 6:30 p.m.)