

# PARKWAYS

*A Publication of the Mountain Park Home Owners Association*

You are hereby given notice of the 47th Annual Meeting of the Mountain Park Home Owners Association to be held on March 19, 2015, at 7:00 pm in the clubhouse.

## Annual Meeting Agenda

1. **Call to order - Establish a Quorum**
2. **Introduction of Directors**
3. **Association Business:**
  - A. **Resolution Dedicating Net Revenue**
  - B. **Auditor Report**
  - C. **Nomination of Directors**
  - D. **Collection of Ballots**
4. **State of the Association**
5. **Results of Voting**
6. **Questions & Comments**
7. **Adjournment**



Invitation to Annual Meeting .....1  
 Board Candidates .....2  
 Committee Reports.....3-4

Our 47th Annual Meeting of the Mountain Park Homeowners Association will occur on Thursday March 19th at 7PM and we invite all residents of Mt. Park to attend. This is your opportunity to hear what has been accomplished over the past year, to meet the people who work tirelessly as volunteers and to see the fine employees who have served us well. Here is a Summary of some of the facts and accomplishments of this year:



Russ O'Connor

- We have 2600 Home/Condo/Townhouses, and we saw 193 (7%) **New Property Owners** this year. Our fine Clubhouse and “Nature’s Neighborhood” is attractive to people of all ages.
- We have 68 Employees (full and part time) and many Volunteers serving on several Committees. These people are the unsung heroes that lead, figure out, innovate and maintain our Mt. Park.
- Our **Clubhouse** visits totaled 96,000 and our **Fitness Class** attendance totaled 24,000. People are focusing on the value of good health, which makes our community stronger.
- Our **Playschool** enrollment averaged 73 students per month. Our **Playschool Express** received over 2,000 drop-ins for short term child care, while a parent used the Clubhouse Facilities and classes. Our youngest residents have a good time and the parents do too!
- The **Yard Debris Program Task Force** has been working hard over the last 6 months to evaluate Mt. Park needs and options. The sub-committee has held open forums to gather homeowner’s inputs, ideas and concerns. The Task Force continues in this vein and will have a recommendation for the Board within the next few months.
- The **Common Property Encroachment Policy** has been completed and is moving into the implementation stage. The Policy addresses the encroachment of homeowner fences, structures and landscaping onto Mt. Park Common Property. The goal is to ensure that Common Property remains accessible to all living in Mt. Park.
- The **Home Care Committee** has been focusing on a proactive approach to our CC&R’s and Compliance. This includes more education for new Homeowners of CC&R’s and clarity into the evaluation criteria for roofs, sidings, decks, fencing, etc. We have also implemented “thank you” letters, as positive reinforcement, to Homeowners who are role models of Home Care over the last year. We held forums for our 31 sub HOA’s (Townhouses, Condos) to address common opportunities and BKM’s to make us all strong and proactive.
- Our new website, [www.mtparkhoa.com](http://www.mtparkhoa.com), is complete with many new features.

We are a large and vibrant community with a wonderful Clubhouse and miles of paths winding through trees, along small streams with views to mountains and valleys. Please take advantage of what we have here in Mountain Park. Go out for walk through the forest, go for a swim with your family or attend a class, visit with your neighbors and volunteer your time. Together we can ensure that our “Nature’s Neighborhood” is our neighborhood, and that we maintain a strong and vibrant Mountain Park Community.

Thank you!  
 Russ O'Connor, Board President



## 2015 BOARD OF DIRECTOR CANDIDATES

This year's nominating committee recommends the following candidates for member consideration to serve on the Mountain Park Home Owners Association Board of Directors. Members are asked to vote for two candidates to fill two Board positions up for election on March 19, 2015. The candidates are Richard Slaven, Bob Price and Charles Aubin. Richard and Bob are currently serving on the board.

### Richard Slaven



*Richard Slaven*

Richard (Rick) Slaven moved back to Oregon in 2008 after living in Boston for fifteen years. He and his wife, Linda Hartling, have one son, Shawn, and six grandchildren, living in Minneapolis.

Linda's family was among the earliest settlers in Oregon.

In Boston, Rick was the administrator for the School of Physics at Brandeis University. Prior to this position, Rick was as an educator and administrator in public schools for more than 30 years, which included being a superintendent in Oregon, Ohio, Wisconsin, and Massachusetts.

Rick was raised in Ohio and attended Kent State University and The Ohio State University. After spending a short time working as a nuclear engineer, he completely changed his career focus to public education. This part of his career began with teaching mathematics, physics, and chemistry and grew into educational leadership as he accepted positions as a high school principal and a school superintendent. His approach to leadership led him to become a keynote speaker nationwide. He gave presentations emphasizing that leadership is about

cultivating growth-fostering relationships.

After retiring as an administrator in 2008, he happily returned to teaching mathematics as an instructor for adult education and GED students at PCC Sylvania.

In addition to being on the Mt. Park Board of Directors, Rick volunteers on two other local community boards: Lake Oswego Library Advisory Council (Chair) and The Friends of Lake Oswego Library. He also manages the finances of Human Dignity and Humiliation Studies, a transdisciplinary global network of scholars, practitioners, and activists dedicated to promoting equal dignity throughout the world.

Rick currently serves on the Mt. Park Homeowners Association Board of Directors, and three committees: Clubhouse, Yard Debris, and Governance.

Mountain Park is a community Rick and Linda love. They deeply appreciate Mt. Park's natural beauty, the wildlife, the options for indoor and outdoor activities, and the wonderful friendships they've made with people in the Mt. Park community.

### Bob Price

Bob has been a Mountain Park HOA Board Director since February of 2014. He is also the Board Liaison for the Architectural Committee.



*Bob Price*

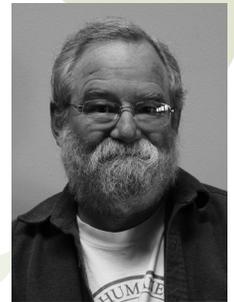
Bob is a fourth generation Oregonian and he and his wife Mary Kay have owned three homes in Mountain Park over the last 26 years. Growing up in SW Portland and Lake Oswego, he graduated from Oregon State with degrees in Business Finance and Political

Science. He then spent 30 years with Daimler Chrysler Financial Services, rising to Senior Executive, running company operations in Portland, Philadelphia, and Chicago. He gained experience in teamwork and conflict resolution while participating and working through the Mercedes Chrysler merger. He is now with Wells Fargo Home Lending here in Lake Oswego. Bob enjoys skiing, weight lifting, running, golf and early morning walks with his white husky dog.

Bob, as a MPHOA Board Member, looks forward to contributing to the ongoing success of making Mountain Park the best place to live.

### Charles Aubin

Charles Aubin has lived in Mountain Park since 1993. During that time, he has been a member of the Architectural and Clubhouse committees as well as a volunteer for special HOA events,



*Charles Aubin*

such as the Annual Member Celebration.

He has also been an active volunteer with Oregon Public Broadcasting, the Oregon Humane Society, Portland Center Stage, the Tualatin Riverkeepers and the Portland Audubon Society. In 1974, he performed a one year Americorps assignment with the city of Lake Oswego and continues to volunteer with the Lake Oswego Arts Festival, Historic Homes Tour and the Parks and Recreation Department.

If elected as a Board member, his priorities will be maintenance and repairs to the clubhouse and common properties, judicious use of the reserve fund and repayment of the renovation loan.

## 2014 COMMON PROPERTY COMMITTEE REPORT

The Mt. Park HOA Common Property Committee (“CPC”) was formed three years ago by your Mt. Park HOA Board as a standing committee charged with ongoing implementation of the adopted Mt. Park Common Property Masterplan. The Masterplan includes a physical inventory of existing common property and monuments, formal assessment of conditions, definition of Mt. Park common property issues, and establishes future goals and priorities for the common property areas within Mt. Park. The CPC meets every other month and in addition to one Board member, the CPC is comprised of four, volunteer Mountain Park residents with expertise in arbor culture, land use and real estate, as well as a general interest in the future of Mt. Park.

CPC accomplishments for 2014 include: (i) completion of initial significant tree inventory and assessment in common

property, with implementation of software for ongoing resource management by Mt. Park staff, (ii) maintenance and replacement of playground structures, (iii) installation of a new pedestrian pathway and landscaping along lower McNary connecting to Kerr Parkway, (iv) inventory and assessment of existing and needed park improvements and (v) annual review of adopted Common Property Masterplan and budget recommendations to Board of Directors.

Our CPC 2015 Workplan includes: (i) identify and assess common property encroachment issues and formulate a policy recommendation to the Board to address encroachments, (ii) continue implementation of Common Property Masterplan through “bricks and mortar” improvement projects in common property areas, (iii) define a plan for active common property area

future improvements and (iv) continue work with Mt. Park Staff on assessment and management of significant trees within common property areas.



*Ken Sandblast*

All of us serving on the Mt. Park HOA Common Property Committee look forward to 2015 and continuing our work to improve and manage Mt. Park’s common property. Our Common Property is a key element of the Mt. Park identity in the beautiful “Nature’s Neighborhood” we all choose to call home. For more information or to get involved, feel free to join us at a CPC meeting!

## 2014 CLUBHOUSE COMMITTEE REPORT

The primary responsibility of the MPHOA Clubhouse Committee has been to maintain and enforce the rules for using the Mt. Park Clubhouse. The current rules dictate appropriate behavior of those using our facility for fitness purposes as well as those renting portions of the Clubhouse - and their guests - for social events.

During 2014 we have had to impose fines and sanctions where members and/or guests have gone beyond what we define as acceptable behavior. Many will request exceptions to the rules governing use of the facility. Blatant and unfounded requests continue to be handled by the front desk whenever possible - with direction from the house manager. Out of the ordinary situations and convoluted

requests for use of the Clubhouse are passed on to the committee for consideration. We are continuing to fine tune the rules to minimize circumventing of rules and also in an attempt to legally protect the HOA. We recommend amendments to the Clubhouse rules wherever we feel clarification or change is necessary. Carl Selin has replaced Pat Benninghoff as chair with Charles Aubin acting as chair when Carl is unable to attend. An expanded role of the Clubhouse Committee will be emerging during 2015 – with suggestions from the Board currently being formulated.

Requests for exceptions to the Clubhouse rules (194 where 176 were approved and 6 denied) 12 were thrown

out with the person making the request having moved or obtained an updated Oregon Driver’s License. The common types of requests in order of most received:



*Carl Selin*

Students, dual property owners, temp housing, other. The number of sanctions reviewed/imposed in 2014 was six, ranging from behavior unbecoming of a member, rule violation, and failure to follow the terms of a facility rental contract.

## 2014 RESERVES COMMITTEE REPORT

The role of the Reserves Committee is to serve as an advisory sub-committee to the MPHOA Board of Directors. The Reserve Committee is responsible for assuring that the (assets) structures, systems, equipment, trails and facilities of MPHOA are properly maintained, repaired or replaced, consistent with the architectural integrity and character of the building and landscape, in order to meet the needs of the MPHOA.

The Reserve Committee consists of the MPHOA Executive Director, Landscape Manager, Fitness & Aquatics Manager, Playschool Manager, Events Manager, Members Services Manager and the Maintenance Manager along with a Board of Directors Liaison and one Homeowner Member. All committee members have voting privileges.

The Reserve Committee reviews and updates the 40 year Master Reserve Study utilizing a detailed walkthrough of all current replacement items on the list. Typically the items up for replacement in the coming three years are reviewed in detail. Some items are pushed out or pulled into the current year based on current asset condition, category and priority. After finalizing the current year replacement items, bids are solicited from

vendors /contractors or reviewed for completion using our in-house staff. A Reserves Proposal is then prepared and presented to the Mt. Park Board for review and approval of Reserve Projects scheduled for the coming year.

Once approved the Reserve Committee moves into implementation/ construction stage. Design may be required and then final bids and contractors/vendors are selected. Upon award to vendor/ contractor each Staff Area Owner (i.e. Maintenance Manager) tracks vendor/contractor progress for schedule, contract, safety and facility impacts. In addition, the Reserve Committee meets periodically for updates on vendor/contractor progress and status of Reserve Projects.

During 2014 the following major projects were completed: Replace Banquet Kitchen Counters with Stainless Steel and new dishwasher; Remove Carpet in Game Room and refinish oak floor below; Install new Lobby Leather Chairs; Install new pathway along lower McNary and connect to Lake Oswego's sidewalk on Kerr Parkway; Replace Clubhouse analog phone system with digital; Replace all conduit, wiring and lights in walkway tunnels with LED fixtures; Repair brick and tuck

pointing at street monuments; Install new high pressure water service main to Clubhouse.

For 2015 the following major projects are approved : New carpet and slate flooring for Banquet Lounge, Lobby and Entry airlock; Brick tuck pointing on Clubhouse; New pathways, lights and irrigation for Nansen Summit and Touchstone parks; Clubhouse bridge steel structure and railing cleaning/ painting with new drainage gutters; Replace play structure for playschool; replace Lobby Front desk and Wi-Fi bar

As you can see the Reserve Committee is very active during the year and has a broad area of responsibility which positively impacts how our facilities and exterior areas look and function for Mt. Park Residents. It takes time, dedication and commitment to keep it this way and we need to thank the Reserve Committee for their tireless efforts.



*Russ O'Connor*

## 2014 ARCHITECTURAL COMMITTEE REPORT

The function of the Architectural Committee is to help preserve and enhance the quality of life in Mountain Park. The Committee ensures that residents comply with the requirements of Mountain Park in all projects affecting the external appearance of their property. The Committee is responsible for making sure that applications specify only approved materials, that the work is carried out to the standard required by the MPHOA

and do not detract from the general appearance of the Mountain Park community.

In the last 12 months, the committee has reviewed 197 owner requests. The majority of those were pre-approved replacement fences, decking, and roofing materials. Committee members may be asked to inspect application sites before scheduled meetings, which are held the 3rd Tuesday

of each month. The Committee is grateful to our seven volunteers, who give so much time and effort to our success. The Architectural Application is available on the website under the documents tab.



*Curt Shaffstall*