

# PARKWAYS

A Publication of the Mountain Park Home Owners Association

You are hereby given notice of the 49th Annual Meeting of the Mountain Park Home Owners Association to be held on March 16, 2017, 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**

Our Annual Meeting for the Mountain Park Homeowners Association will be held on March 16th at 7:00 in the Clubhouse Hawthorn Room. We look forward to your attending and joining in a celebration of another good year for our community. In addition to receiving a comprehensive report about the past year of activities, we will be electing two members of the Board of Directors and discussing several new plans for the upcoming year.

Some of the highlights from the year 2016 that we will be reporting are:



Dwight Sangrey

- Mountain Park continues to be an attractive location for new homeowners and residents with more than 200 private homes being sold this year. This demand has resulted in significant appreciation in property values. Many of our rental, townhouse and condominium facilities also are being upgraded which is increasing the attractiveness and demand for living in our community.
- Two senior staff have been added to the management team that supports our programs and facilities – Suzie Spencer as the Landscape Operations Manager and Anna Johnson as Aquatics and Fitness Director.
- Implementing the Encroachment policy enacted last year has been a major effort for the Common Property Committee. More than 800 residences abut Common Property and more than 300 of these had some potential encroachment issue to address. Most were handled by formalizing an easement or by offering a waiver and by the end of year only about 20 cases of encroachment remained to be resolved.
- In 2016 MPHOA continued to operate with a stable and sustainable financial performance. A significant operating surplus at the end of the year will allow us to move forward on major new projects, including a seismic upgrade of our Clubhouse, without a special assessment or additional debt. A detailed description of this seismic upgrade will be presented at the Annual Meeting.
- Consistent with our strong financial management has been a continuation of investments in maintaining our historic infrastructure through our Reserves Committee. Notable projects completed this year include the replacement of exterior lighting around our clubhouse, parking lot and tennis courts; rebuilding of the walls, irrigation and walkways in the Nansen Summit park; security improvements for the RV lot and new furnishings for the Playschool and Clubhouse.



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2016 was a very good year for Mountain Park Homeowners. We look forward to more success during our current year and hope that all Members will be benefitting from the programs and facilities that we support. Your input and participation is most important. Please join us at the Annual Meeting and in the many other activities and volunteer opportunities we have available.



Sincerely,

Dwight Sangrey  
MPHOA Board President

## 2017 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 16, 2017. The candidates are Dwight Sangrey and Sherry Sacconaghi. Dwight is currently serving on the board.

### Dwight Sangrey



*Dwight Sangrey*

Dwight Sangrey has lived in Oregon since 1988 and moved to Mt. Park in 2002. He and Karla have grown children who all live in other parts of the country. Dwight is an engineer who spent 30 years in higher education as a teacher, research director and academic administrator. He also has worked in engineering design and management and in leadership of several technology companies. He has been very active in international volunteer work, especially since retirement, and remains involved as a consultant.

In 1988 Dwight and Karla came to Oregon from upstate New York when he became President of the Oregon Graduate Institute of Science and Technology. Following his retirement from the university he was CEO of Santa Fe Technologies Inc. and a Principal with Golder Associates, an international environmental and technology firm. He has been an active contributor to economic development programs, primarily focused

on technology companies, and has been a member or director of several major university/industry/government organizations including the Ben Franklin Partnership Program, the South Africa Project for the Ford Foundation and the Oregon Council on Knowledge and Economic Development (OCKED).

Participation as a Trustee on public and private governance boards has included service to Pacific University, Saturday Academy, the Portland Opera and other volunteer groups. He has also served as a Director or Chairman on six public and private corporate boards.

Dwight joined the MPHOA Board of Directors in 2011 and currently serves as President. He has served as a member of the Finance Committee, Governance Committee, the CC&R/Compliance Committee and the Common Property Committee in addition to several ad hoc committees. His focus as a Board member has been to enrich the residents of Mountain Park through policies, processes and programs that serve our unique community and place.

### Sherri Sacconaghi

Wife, mother, tennis player, advocate for people in need, lover of salted caramel gelato and kale (yes in that order).

Sherri has been a Mt Park resident for 16 years along with her husband Marc Baker and their teenaged boys Dylan and Brennan. You will often find her walking the Mountain park trails, mastering a down dog in one the

clubhouse yoga classes, or hanging at one of the various Mountain Park events.

A graduate of Lakeridge High School and the University of Oregon, Sherri worked for 12 years at Christie School in Marylhurst, Oregon where she developed and implemented the organization's Human Resources Department while serving as part of the Strategic Senior management team.

Taking a break to enjoy Tonka trucks, Thomas the Train, and toddler tantrums with her two sons, Sherri returned to the workforce in 2010, following her passion for nutrition by starting her own Health Coaching business, The Mission of Nutrition.

Sherri has 15 years' experience working as part of volunteer boards, including Christi School, Donorsresource.org, and Lake Owego City League Tennis. Giving back to the greater community in which she is an active participant is a valued goal for Sherri and her family. Sherri also serves on the MPHOA Clubhouse Committee.

Sherri is looking forward to the opportunity to be a part of the dedicated group of members that make up the Mountain Park Board of Directors. As a director, she will focus on keeping Mountain Park a progressive, friendly environment, emphasizing a sense of community that keeps the needs of the diverse membership on the forefront.



*Sherri Sacconaghi*

### Volunteer Opportunities

Looking to volunteer your time and serve on a MPHOA committee? Spaces are available on the Common Property, Homecare and Architectural Committees. If you or someone you know in Mt. Park is interested and want to find out more about this opportunity, please complete a volunteer application online or at the clubhouse. Or feel free to contact Carol by phone at (503-635-3561) or email her at [carol@mtparkhoa.com](mailto:carol@mtparkhoa.com).

## 2016 CLUBHOUSE COMMITTEE REPORT

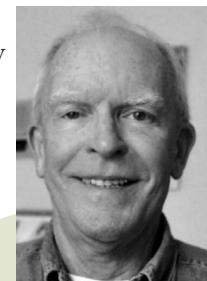
The MPHOA Clubhouse Committee continues to be actively involved in maintaining and enforcing the rules for using the Mt. Park Clubhouse. The current rules dictate appropriate behavior for those using our facility for fitness purposes as well as those renting portions of the Clubhouse - and their guests - for social events. The opening paragraph of the Clubhouse rules states our purpose in establishing the rules as a means of insuring a positive experience for all users of the Clubhouse and states that when members interfere with this objective, sanctions may be imposed. We continue to maintain clear definitions of 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 – with such recommendations being passed up to the Board of Directors for their consideration and review before implementation.

The committee stresses the importance of being provided detailed incident reports of behavioral issues. We base our sanctioning process on these reports provided by staff members on site at the time of any infraction.

Only then can we fairly evaluate an incident. Having a written report from the manager on duty is our only justification for either issuing a warning or imposing a sanction. This document is preserved as evidence should our decision be called into question by a member requesting a hearing. During 2016 we have imposed sanctions where members and/or guests have gone beyond what we define as acceptable behavior. The clubhouse committee reviewed 15 incident reports in 2016. Of those 15 incident reports 7 resulted in sanctions, the remaining 8 were issued a warning.

Many will request exceptions to the rules governing use of the Clubhouse. Obviously 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 review. No requests for exceptions to the Clubhouse rules governing use of the Clubhouse were reviewed by the committee in 2016. The Clubhouse staff was able to efficiently deal with such requests. The common types of requests for access to the Clubhouse in order

of most received:  
students, dual property  
owners, temp housing,  
other.



*Carl Selin*

The committee continues to monitor the condition of the many areas of the Clubhouse as deemed necessary. The superb maintenance of the Clubhouse has reduced the need for monthly inspections. Items noted include possible safety issues, maintenance issues and possible changes or improvements. These suggestions are passed on to the appropriate staff members.

The final 2 meetings in 2016 were cancelled due to inclement weather. The committee had planned to address the subject of bullying initiated by Clubhouse users. This agenda item has been carried over into 2017 and is in progress.

Carl Selin is currently acting as chair with Charles Aubin assuming this role when Carl is unable to attend.

## 2016 HOME CARE COMMITTEE REPORT

The Homecare Committee promotes Homeowner proactive care of all dwellings per the CC&Rs and other policies and ensures the CC&Rs are being followed by homeowners, condominiums, townhouses and apartments.

The Homecare Committee consist of (3) resident members (property owners), including one member of the Board of Directors, the Executive Director and the Compliance Manager.

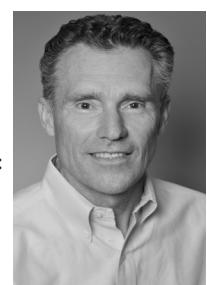
Goals of the Committee are to promote, educate and monitor adherence to the CC&Rs and other policies. The Committee sends out "Welcome Letter" to educate and encourage proactive actions by new residents of Mountain Park which are consistent with the CC&Rs and other policies. To send "Thank You" letters annually to

those members who have maintained the Homecare Standards of the Mt. Park HOA. To review and if necessary, sanction residents based on reported violations of the CC&Rs and other compliance policies.

### Looking at the Numbers for 2016:

- New Property Owners (Homes, Condo, Townhouses): 201
- Architectural Applications (proactive): 139
- Architectural Applications (prompted by HOA): 79.....(Please be proactive, or face a \$200 fine)
- New Homeowners Welcome Letters (Single Family): 94
- Responses To HOA from New Homeowners: 29.....(Please respond to Welcome Letters)
- Home Care Violation Letters (Single Family): 151.....(Be proactive, avoid

- letters & fines)
- Home Care Violation Letters (Condo, Townhouse, Apt.): 81



*Russ O'Connor*

A "big thank you" to all of you who work hard to care for your homes exterior appearance. We all appreciate your contributions to our community of Mountain Park. If you have not been taking as good of care of your home, you have likely been contacted by Mountain Park. Please know, that you can move to a more proactive Home Care approach that you and your neighbors can be proud in 2017.

## 2016 ARCHITECTURAL COMMITTEE REPORT

The purpose of the committee is to help preserve the unique character of The Mountain Park community and thereby maintain the value and livability of your property. Our goal as a committee is to ensure that residents comply with the requirements of Mountain Park in all projects affecting the external appearance of their property. The committee is responsible for reviewing and evaluating materials and aesthetics in applications, give prompt feedback or guidance, ensure 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 been rather busy as we've reviewed 248 owner requests which is an increase of 40% from 2015. Many of those applicants used the Mt. Park Architectural Policies and Procedures to guide their decisions when replacing fences, decking, roofing materials, or making improvements/modifications to the exterior of their property. The more detail and specifics added to an application helps during the review process. Committee

members may be asked to inspect application sites before scheduled meetings, which are held the 3rd Tuesday of each month. We're grateful to our volunteers, who give so much time and effort to our success. Do you want to volunteer, or are you starting a new project? Both the Architectural and Volunteer Applications are available on the Mt. Park website.



*Kris Damiano*

## 2016 COMMON PROPERTY COMMITTEE REPORT

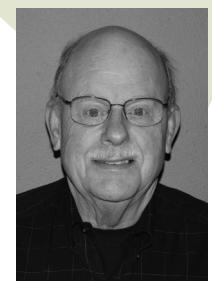
The Mt. Park HOA Common Property Committee ("CPC") was formed five years ago by your Mt. Park HOA Board as a standing committee charged with ongoing implementation of the adopted Mt. Park Common Property Master Plan. The Master Plan includes a physical inventory of existing common property and monuments, formal assessments 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 a general interest in the future of Mt. Park supported by the Executive Director, Landscape Operations Manager, and the CC&R Director.

Common Property Committee accomplishments for 2016 include: (i) continuation of the significant tree inventory and assessment in common property, (ii) implementation of software for ongoing

resource management of same by Mt. Park staff, (iii) completion of the Nansen Summit open space project as set out in the 2015 work plan, (iv) creation of an encroachment subcommittee and including development of; (a) policies that could be consistently applied to encroaching properties in a non-confrontational and economical process, (b) a waiver system after consulting with the HOA's attorneys, (c) an encroachment map and listing of properties of same, (d) a computerized waiver tracking tool to easily measure the progress of that program (e) visiting specific properties to evaluate various types of encroachment to assist in development of policies and potential remedies, (v) reviewed the Common Property Master Plan and proposed revisions, and (vi) changed the landscaping in Common Property locations to reduce expenditures for water, chemicals and personnel hours.

CPC Work plan for 2017 includes: (i) completing the Yard Debris pick up program

revision, (ii) develop a plan for removal of unnecessary monuments, including those on private property, (iii) move forward on the Tanglewood Parkway/Tributary project that was postponed due to an extensive permitting process, (iv) pathways projects, and (v) invasive species removal and native plant restoration in coordination with volunteers and youth organizations.



*Dave Short*

The members of the CPC anticipate another year of work towards improvements in the appearance and efficiencies of the common properties for the benefit of all of the members of the Mt. Park HOA in "Natures Neighborhood." For more information or to get involved talk to staff at the clubhouse.

### Communications

If you have not signed up for the monthly electronic newsletter and email blasts, please do so by either going to our website: [www.mtparkhoa.com](http://www.mtparkhoa.com), and clicking on the upper right hand link for newsletter sign up, or stop by the front desk of the clubhouse and provide your email address.