



MOUNTAIN PARK HOME OWNERS ASSOCIATION ANNUAL NEWSLETTER



PRESIDENT'S MESSAGE

ELEANOR KURTUS, BOARD PRESIDENT - MPHOA

Our annual meeting for the Mountain Park Home Owners Association will be held on March 31 at 7:00 pm in the Clubhouse Hawthorn Room. All residents of Mt. Park are invited to attend, and we look forward to reviewing and celebrating a productive year for our community. We'll also discuss new plans for the coming year and hold the election of two members to the Board of Directors.

We extend a cordial welcome to the 196 new homeowners who purchased Mt. Park property in 2019. We hope you take advantage of our wonderful Clubhouse and other amenities that this neighborhood offers.

Some of the highlights from the year 2019 that we will be reporting are:

- Association-wide Electronic Voting was implemented for the first time for the CPI Ballot Vote. Due to the convenience for our owners, we will continue to use electronic voting for ballots going forward.

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ANNUAL MEETING

The 52nd Annual Meeting of the Mountain Park Home Owners Association will be held on March 31, 2020 at 7:00pm in the Clubhouse Hawthorn Room.



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PRESIDENT'S MESSAGE (CONTINUED)

- The Playschool continued at full occupancy rate during the school year and we continue to have a wait list of students who would like to attend.
- Acoustic tiles were installed in the banquet room making a noticeable difference in the sound levels.
- WIFI connectivity was improved throughout the clubhouse and a WIFI bar and lobby furniture were replaced.
- Commercial treadmills were installed in the Clubhouse; additional security cameras for Clubhouse safety were installed, as well as pool coils and controls, and four laptop replacements for staff.
- The concept of interest groups was implemented to provide residents a friendly place to meet to share interests and socialize. Multiple interest groups have been established including a book group, a craft group, and a song group.
- A new Reserve Study was completed which will be used as the basis for financial planning for major repair and replacement of common area components over the next 40 years.

Major capital projects planned for 2020 include:

- ◇ Applying an asphalt slurry seal and curb repairs to the main parking lot
- ◇ Performing brick sealing on the Clubhouse
- ◇ Replacement of the 17-year old truck used by the Landscaping department
- ◇ Enhanced ability to support member services via five new computers and software upgrades.
- ◇ Replacement of the roof on the Landscaping building on Abelard
- ◇ New steam equipment in the locker rooms
- ◇ Expanded community room and main floor reconfiguration

We look forward to a successful year and hope that all members and residents benefit from the programs and facilities that we support. Your input and participation are important. We look forward to joining with you at the Annual Meeting and at the many other activities and neighborhood partner opportunities that we have available.

ARCHITECTURAL REVIEW COMMITTEE REPORT

CHAIRMAN - SARAH CANTOR



As committee chair since June, I would like to begin by thanking long-time chair Kris Damiano, who stepped down in May. Kris's example of efficient and consistent application of the policies and procedures made it much easier for me to take over, although his are big shoes to fill. Thank you, Kris, for all your efforts over the past six years to maintain the character and value of our neighborhood.

In any given month, the architectural review committee receives between fifteen and thirty applications for changes affecting a property's exterior. Fence, window and roof replacements, decking, paint color, driveways, fountains, retaining walls, trampolines, permanent generators, solar panels...you name it, we've probably seen it. Reviewing so many applications for updates gives committee members a good sense of our neighbors' level of investment in Mountain Park; in addition, it makes us aware of evolving trends in paint color and materials. Many of our older homes are getting exterior makeovers that bring new life to dated designs and improve home values for everyone.

This year we have worked hard to ensure that ARC policies and procedures are applied fairly and consistently for all homeowners. Working closely with the wonderful Compliance staff, ARC and the Home Maintenance Committee (HMC) developed a system of communication to handle ARC applications generated as a result of a HMC contact. This new system will go into effect in January. We hope it will ensure a seamless and painless process for homeowners and eliminate confusion between the committees.

Another new change that will go into effect in January is the introduction of an "express" application for homeowners seeking to do minor repairs to fences, decks and siding or to repaint in exactly the same colors. Our hope is that it will eliminate some of the aggravations homeowners felt about having to do a complete application for small repairs or work identical to what had been approved in the past.

A complete review of ARC policies was just completed by the committee and will go to the Board for approval in January. One new addition to the ARC policies is the prohibition of artificial turf in Mountain Park. Prior to this update, use of artificial turf was not mentioned. However, a surge in applications over the past few years motivated the committee to create an official policy. While we recognize that some homeowners may disagree with this new regulation, please keep in mind that committee members are always thinking about the overall character and look of the neighborhood and not just what might be nice for one owner's property.

ARC meets on the second Tuesday of each month at 7:00 PM. Our meetings are open to all homeowners and we encourage you to attend if you have questions about how we work or are interested in joining the committee. Thanks to the committed ARC volunteers for their hard work this past year and to all Mountain Park homeowners who have taken the time to complete applications for ARC review. We try to make it as painless a process as possible and are always open to suggestions for improvement.





CLUBHOUSE REVIEW COMMITTEE REPORT

CHAIRMAN - CHARLES AUBIN

The facilities of the Clubhouse provide a positive benefit for all users. To ensure that we maintain this positive impact, it is necessary to have rules and guidelines. Their intent is to guarantee an environment that enhances the experience of all users. The Clubhouse rules are not intended to diminish the positive experience but are put in place to guarantee its existence. An emphasis of the Clubhouse Committee in 2019 has been to approach problem solving with the hope of seeing a positive outcome whenever possible. From time to time there is a misunderstanding, a loss of temper, or other negative interaction between members or with staff. When we encounter these situations, we issue a warning, either verbally or in writing. We also provide copies of the relevant Clubhouse rules. We feel that this procedure has been effective. Last year we are happy to report a decrease in rule violations, issuing only five notices of violations and one sanction. The committee is regularly fine tuning the rules for fairness and relevance. And last year, in efforts to improve our communication to the members we began posting relevant rules on a rotating basis throughout the Clubhouse. When we feel a clarification or change is necessary, recommendations are forwarded to the Board of Directors for their consideration and review before implementation

In 2019, interest in Clubhouse membership has increased and we continued to add new programs and make improvements to the Clubhouse environment. Special Interest Groups were implemented with 8 groups meeting at the Clubhouse on a regular basis. An expanded aquatics program was implemented to better meet the needs of the members, innovative fitness programs continue to reflect the interests of the members, and the KidZone program has expanded its camp offerings and continue to be filled to capacity.

In 2019 the committee recommended continuing free guest passes for members as well as temporary, one-week trial guest passes.

As we move into 2020, keep an eye out for changes in the Clubhouse, including a beautiful new community room for homeowners and members to relax and connect with one another. The Clubhouse Committee hopes to continue its working relationship with the board and the leadership team in proposing and implementing programs and policies involving the Clubhouse. Currently, Charles Aubin is the Chairman of the Clubhouse Committee.



COMMON PROPERTY REVIEW COMMITTEE REPORT

CHAIRMAN - DONN BURY

The Common Property Committee (CPC) serves as a policy advisor to the Board of Directors regarding issues affecting common property and assists the Landscape Stewardship Department (LSD) when implementing committee rules and policies. CPC has the duty to enforce existing rules and hold hearings for violations of these rules.

Our monthly meetings are held on the third Tuesday of each month at 8 am. Members are invited to attend and use the opportunity provided at the beginning of the meeting to communicate ideas or concerns for the benefit of the members of the CPC or the LSD.

Mountain Park is defined in the minds of its members and visitors in large part by the design and care given to our common property. Mountain Park has 185 acres of common property to maintain and protect. From our monuments to our parks, from our unique trail system to our protected tree canopy, CPC, as well as other members of our community, recognize the hard work, efficiency, and effective planning of our Landscape Stewardship Director, Zsolt Lehoczky, Landscape Stewardship Supervisor, Kevin Cartwright, and their dedicated crew.

To maintain the beauty and benefit provided by our common property, particular attention must be given to the protection of the trees, plants and landholdings that are the property of Mountain Park. Accordingly, all modifications to common property must be controlled and approved by Mountain Park for the benefit and enjoyment of all of our members. It is the duty of the CPC to remind members that they must not add, trim or remove vegetation on common property without approval. Additionally, no member may deny access of other members to any part of Mt Park by use of fences or other structures. All requests from members for HOA modifications to common property must be initiated by submitting a Common Property Work Request (CPWR).



Why should I join a committee?

Read more about the impact you can have on our community by becoming a neighborhood partner on page 7.



MPHOA Policy Documents

Looking for the Mountain Park HOA policy documents? Check out our website at www.mtparkhoa.com/governance-manual. Here you will find the Committee Policy Documents, CC&Rs, MPHOA Strategic Plan, Committee Charters, and more.



HOME MAINTENANCE REVIEW COMMITTEE REPORT

CHAIRMAN - DEEANN TROUTMAN

Hello, My name is DeeAnn Troutman and I am The Chair of the Home Maintenance Committee. This year is my first as Chair but I have been on the committee for about 3 years now.

I have watched our Committee work in Conjunction with Compliance Staff behind the scene. We have worked on Forms that improve understanding and ease of use for Staff and the Community. We work on implementation of the Rules making suggestions to Staff. Working with Staff and the community for better understanding of the goals for a well maintained community. We meet each month to go over the Compliance Report and hear from folks who might have received a letter from Staff. Our meetings are open to you as members of Mountain Park Home Owners Association. If you have any interest in attending we welcome you.

We review the Standards of Care each year and are in the process of doing that at this time. Working to make sure the standards are clear and understandable as well as up to date with what is happening in the community and with new and innovative concepts of Care. The Board will be reviewing our suggestions and adopting them in January.

I might suggest that each of you take a look at the Standards to keep top of mind the requirements of Mountain Park Home Owners Association standards for home maintenance. Most of the requirements are things as home owners you don't have to put a lot of thought into, they are the things we do to preserve our homes and landscapes on a regular basis. However some come as a surprise to folks who are not familiar with the Rules. So to avoid getting a courtesy letter from Staff, check them out on the Web Site for Mountain Park HOA.

If you should receive a Courtesy letter Staff will be happy to work with you to find a solution. The letters must be replied to in a timely manner which is stated on the letter. Most situations can be resolved informally with Staff. Staff has a list of Contractors which might be able to help you with your projects.

If you do receive a Notice of a Violation for whatever reason. You will come before our Committee and we will help you hopefully find a resolution so you do not receive a fine. We like to think there are solutions for any situation.

Staff has a new Compliance person who is working along with current staff to help with seeking out problems and implementation of the rules. The additional staff should really be a benefit to the community.

Our goals are to help you and to see our Community keep to it's high standard. We want to maintain Mountain Park's standard of being a community we can all be proud of. Thank you all for being such good neighbors. We are blessed with such a wonderful place to live. Happy New Year.



NEIGHBORHOOD PARTNERS

BOARD PRESIDENT ELEANOR KURTUS

Dear Neighbor,

I'm inviting you to become a neighborhood partner with us as we steer our community into a new decade. Being a neighborhood partner means that you desire to join a group of people who have a passion for their community, a passion for making their neighborhood one of the best places to live.

Tell me more ...

Neighborhood partners are volunteers who serve on committees or the Board. Neighborhood partners cooperate and support each other while being unified towards a common cause. Neighborhood partners use constructive engagement to achieve results.

Why is it important to me?

Active owner participation is necessary to preserve and increase our investments in our property. Decisions and tasks related to important matters of the Association are done by the Board and its neighborhood partners. Property owners have the responsibility to participate in the governance. The Association wouldn't exist without the owners who step forward to participate in its governance. Besides... we have fun socializing and making new friends.

What's expected of a partner?

Neighborhood partners engage in learning about issues in their neighborhood and work collectively to solve problems. Partners think and act to make a significant difference to their neighborhood. Being a partner means that you have a desire to take an active part in your neighborhood.

"I don't have much time"

Everyone has responsibilities, demands and activities that compete for time. That's okay; we understand. A neighborhood partner can make a meaningful difference with only a few hours each month.

What are the qualifications?

A willingness to work as part of a team. Be able to express your own ideas clearly and to listen to other people's ideas. Be able to specify and search out information that may be used in innovative ways to set or interpret policy, to resolve differences, to provide better services or to better the neighborhood.

How do I get involved?

Fill out the Neighborhood Partner Application on the website and drop off at the clubhouse or email it to boardofdirectors@mtparkhoa.com. If you have questions, please feel free to email me at the same address.

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