

TRAILWAYS

Official Newsletter of the Mountain Park Home Owners Association



PRESIDENT'S MESSAGE

KEVIN HOUSE, BOARD PRESIDENT - MPHOA

Our Annual Meeting for the Mountain Park Homeowners Association will be held on March 23 at 7:00pm. For the first time in a few years, we will be able to hold our meeting in the Trillium Room at the Clubhouse. All residents are encouraged to attend as we review accomplishments in 2022 and speak to our goals for the coming year. We will end the meeting with the election of two new members to the Board of Directors.



A special welcome to the 180 new home owners who purchased property in Mt. Park this year. We hope you have had a chance to enjoy your clubhouse, trails, parks and all that living in this community offers. We invite you to become involved in keeping Mt. Park a special place. There are many opportunities to engage with your neighbors through attending classes or events at the clubhouse, volunteering to help maintain our common property or serving on a committee or the Board of Directors.

Highlights from 2022:

- A transition back to an open clubhouse. A chance to resume classes, open pool and member events
- Major repair work on clubhouse bridge
- Tennis court resurfacing incorporating Pickleball
- Repaving portions of trails
- Irrigation system upgrades
- PlaySchool outdoor renovation – funded by Early Education Grant
- Fuel Reduction/Invasive Species Removal -funded by ODF/Oswego Lake Watershed Council grant
- Upgrade of clubhouse technology to allow for hybrid (in person/Zoom) meetings

Continued on PAGE 02...

THIS ISSUE

President's Message
PAGE 01

Neighborhood Partners
PAGE 03

2023 Committee Reports
PAGE 04

Be Informed, Stay Involved
PAGE 09

ANNUAL MEETING

The 55th Annual Meeting of the Mountain Park Home Owners Association will be held on March 23, 2023 at 7:00pm in the Clubhouse Trillium Room and over the web platform *Zoom*. Visit www.mtparkhoa.com to register.

**HYBRID
MEETING**



...PRESIDENT'S MESSAGE continued from PAGE 01

Major projects planned for 2023:

- Pool lining replacement
- Entry monument redesign
- Clubhouse concrete replacement
- Trails and paths repaving and maintenance
- Replacing our ORV trail vehicles with all electric, street legal equipment
- Expanded member services events for both youth and adults

In closing, the Board of Directors would like to thank each of you for your efforts to make Mt. Park such a special place to live. In particular, we want to recognize the dedicated staff and all of those who serve on our standing committees; Clubhouse, Common Property, Architecture, Home Maintenance, and Finance. The coordinated efforts of all these groups is essential in keeping our community safe, financially sound and an attractive place to live. These efforts not only make for a great community now but also make us a desirable location for others to move to, enhancing the value of our properties and our quality of life.

Kevin House

30-Day Comment Periods for Policies

Everyone's opinion is important! Our community was established as a self-governing organization which promotes the common good of each resident. To that end, the Board, committees, and administration need to balance different perspectives and conflicting, diverse opinions. This means we need to hear from you and include your opinion in this balancing act. Thank you to all who have sent in comments during one of our 30-day comment periods in the past! As we continue implementing comment periods, we look forward to hearing from even more owners.

BOARD OF DIRECTOR MEETINGS

The first Wednesday
of the month at 7:00pm

Clubhouse & Zoom





NEIGHBORHOOD PARTNERS

VOLUNTEER TO JOIN A COMMITTEE

The Board of Directors would love for you to become a neighborhood partner as we steer our community into a new year. 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 portal and drop it off at the clubhouse or email it to boardofdirectors@mtparkhoa.com. If you have questions, please feel free to email us at the same address.



ARCHITECTURAL COMMITTEE REPORT

SARAH CANTOR, CHAIRMAN

Another year has passed, and once again it's time for the ARC annual report. I keep trying to find new ways to say what I say each year, which is that, love it or hate it, ARC runs like a well-oiled machine. We annually review over 300 applications for exterior changes, most of which sail through the process very quickly. Currently ARC is comprised of seven members and a board liaison who work closely with the Compliance Manager, Brett Cooper. Our members represent a wide spectrum of the community, including two who are sub-HOA residents, one lot owner and one former resident (committee membership is not exclusive to Mountain Park residents).

One major change for ARC in 2022 was the full implementation of a software program that allows a more streamlined process for receiving and cataloging applications and related communications. We hope that this software will eliminate issues that have existed in the past with archiving documentation for each property. Although mostly a back of house system, it should result in a cleaner application process for owners.

ARC does an annual review of its policies and procedures and makes recommendations to the board for any proposed updates. In 2022, we had a legal review of our documents and are currently reviewing suggested changes from the lawyers. Overall, we do not anticipate there will be any major changes when the ARC policies and procedures go out for public comment later this quarter.

ARC's biggest challenge is dealing with the *very* small number of owners who seem determined to avoid filing applications for exterior work they want to do. I can't say it enough: ARC has no interest in fining members—our goal is compliance with the policies of the HOA for the benefit of all Mountain Park residents—but it is incredibly frustrating to deal with owners who seem to feel that the rules that apply to everyone else do not apply to them. Our tools for dealing with these situations are limited, as is staff time to investigate complaints about these properties. We urge all owners to become familiar with ARC policies and procedures so they know when applications are required for exterior changes.

Fortunately, most of the residents we encounter during the application process are fabulous, excited about their projects and more than willing to provide any information needed for the committee to assess their applications. There were many amazing projects in 2022, from new construction to outdoor kitchens and everything in between. It is fun to see what owners are doing to their properties and very satisfying to see the updates pop up around the neighborhood.

We encourage you to attend an ARC meeting if you have questions about how we work or are interested in joining the committee. Thanks to all Mountain Park homeowners who have taken the time to complete applications for ARC review. We try to make it as painless, quick and equitable a process as possible and are always open to suggestions for improvement. ARC members are your neighbors, too. We all want to keep Mountain Park an attractive, welcoming and desirable neighborhood in which to live.

HEARING FROM YOU

"Many people think of an HOA as a hassle to deal with. When we moved to the community in 2019, we bought a property that needed a large-scale remodel that required several approvals from the Architectural Committee for exterior projects. We found working with them to be very reasonable and efficient, even as the whole project was done during Covid. The Committee was quick to respond with their decisions or requests for more information. Having timely and open communication with the Committee was greatly appreciated, and having the ability to attend board meetings helped make us feel a part of the approval process. Thanks to the ease of working with the Committee, we were able to fully realize our vision for our forever home."

6 Garibaldi

ARCHITECTURAL COMMITTEE MEETINGS

The second Tuesday of the month at 7:00pm

Clubhouse & Zoom



FINANCE COMMITTEE REPORT

DWIGHT SANGREY, CHAIRMAN

The MPHOA Finance Committee is advisory to the Board of Directors on all financial issues related to the Operations Accounts and the Reserve Funds held by our organization. In addition, the Finance Committee is a partner and advisor to the Executive Director on many of the financial elements of management responsibilities such as banking relationships, insurance, and financial risk management. The current members are all volunteer homeowners, including a formal liaison from the Board, Vatea Herman.

On a monthly basis the Committee meets to review the balance sheet, income statement and other financial records from the previous month of operations. The basis for operations is an annual budget prepared by management and approved by the Board prior to the beginning of the fiscal year in January. Each month the Finance Committee reviews this information and discusses with management any significant deviations from the approved budget plan or other concerns that management might have. An important part of the meeting is to receive a projection of the overall budget through the end of the year so as to assure that the budget will be balanced or surplus. If these projections indicate a need to adjust the budget, the Finance Committee works with management to prepare a revision. That recommendation is reported to the Board for approval.

This past year was one of transition from the challenging Covid years to a more normal 2023. At the beginning of 2022 many of the MPHOA activities, and the related incomes and expenditures, were still reflecting the changes that had been required to deal with the pandemic. Use of the clubhouse was still restricted, few classes were being held and the number of staff had been reduced from normal levels. Fortunately, this began to change during the year. By the end of 2022, schedules for use of the clubhouse were increased, full and part-time staff were rehired, new programs were being offered and the overall operation of MPHOA began to return to the level of 2019. Financial operations during this period were quite challenging and it is a credit to our management and staff that this was done well and that we were able to complete the year successfully and move on to a balanced budget for 2023. The operating budgets for the past year have closed with an (unaudited) surplus of more than \$100,000.

Another responsibility for the Committee is the budgets and accounts relating to our Reserve Funds. These are monies budgeted each year from assessments and invested to provide financing to meet the need for maintenance and replacement of our capital assets – buildings, furniture, equipment, land and improvements. We know that these future financial obligations will occur and we set aside Reserve Funds so that special assessments or other large financial demands will not be necessary. This year management engaged consultants and worked with them to update our “Reserves Study” which catalogues our assets, estimates their replacement schedule and cost, integrates this information and recommends the required annual contributions necessary to assure future stability of our facilities and common property. At the present time we have more than \$1,125,000 in Reserve Funds available for future maintenance of our capital assets.

From time to time during the year there are special projects involving financial issues where the Committee is involved. This year, for example, the committee worked with management to review options for the investment of our available cash and reserve funds leading to changes that increased our interest earnings. Another annual activity involves working with management to design and implement an insurance program for MPHOA.

Finally, the Finance Committee has a fiduciary responsibility to assure that the records and reporting of financial information is accurate, complete and transparent. Every month this requires that the Committee review the record of expenditures and to reconcile bank statements, credit card reports and other financial transactions by management. Annually, our association engages an external accounting firm to formalize this fiduciary responsibility with a complete audit of all funds. The audit report is given to members at the annual meeting.

FINANCE COMMITTEE MEETINGS

The meetings are held monthly and posted online.

Clubhouse & Zoom



CLUBHOUSE COMMITTEE REPORT

ELEANOR KURTUS, CHAIRMAN

The Clubhouse is really the heart of Mountain Park. It's the place we come to for fitness, community, camaraderie, cultural events and family events. It is the place we send our children to and the place we bring our grandchildren to.



The Clubhouse is a hub of activity! With approximately 8,300 residents, it accommodated over 64,000 member visits in 2022. It takes a lot of coordination and dedication from the staff to ensure everything runs smoothly.

The Clubhouse Committee also has a big commitment to ensure that there is a safe and respectful environment. A place where the members, guests and staff enjoy their time. The committee's charter has the major goals to oversee policies that ensure a well-maintained facility and to foster a culture of respect for all. The committee is charged with oversight review and enforcement of the Clubhouse Rules and policies which are intended to enhance the clubhouse experience for all users. They provide a clear base for behavior expectation while users enjoy the facility.

Some of the highlights from last year were:

- Members now use a phone app for check in and to register for pool lanes and classes
- Transformed the Cascara Room into a family room and purchased a new ping-pong table
- Maintenance and resurfacing of the skybridge leading to the main entrance
- Resurfaced the tennis courts and added two pickleball courts
- Resurfaced the sports court
- Hosted three Blood Drives (Mt. Park is now a *Red Cross Premiere Provider!*)
- Reopened more of the facility as covid pandemic restrictions decreased, with phase-in of expanded hours
- Offered a variety of activities including a summer ice cream social, artist showcases, wine tasting, pumpkin carving contest, and holiday wreath-making
- Accommodated 23 large paid-for events for members and guests, such as weddings

2023 will bring some new state-of-the-art cycle bikes into the clubhouse as well as a major project of pool resurfacing.



“The Mountain Park Clubhouse is welcoming to all.” - Mary G.

“The Clubhouse has amazing instructors, is very welcoming, great for our health, encouraging, and a place to make so many great friends. When I moved here, the Clubhouse became my home.” - Judy C.

“The services the Clubhouse provides for what we pay is a bargain. I take classes and my wife swims; two things that we would have to pay extra for at another fitness establishment. The Clubhouse is one of the reasons we moved here.” - Art Q.

CLUBHOUSE COMMITTEE MEETINGS

The first Tuesday
of the month at 6:00pm

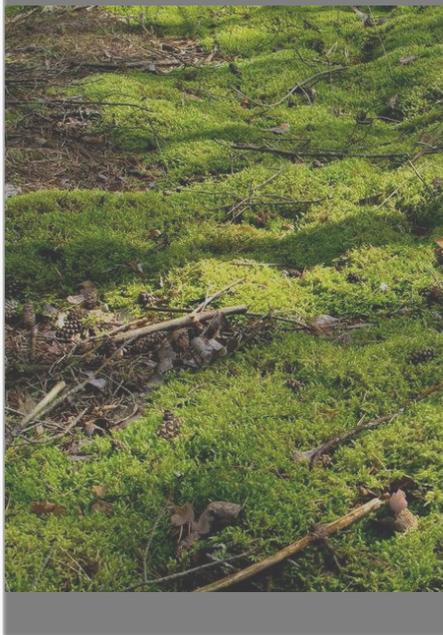
Clubhouse & Zoom



**COMMON PROPERTY
COMMITTEE
MEETINGS**

The third Wednesday
of the month at 6:30pm

Clubhouse & Zoom



COMMON PROPERTY COMMITTEE REPORT

JUSTIN COOLEY, CHAIRMAN



As the chair of the Common Property Committee I would like to take this opportunity to highlight the incredible work that our Landscape Stewardship Department has done to leverage limited resources to improve and maintain our forested common property. In early 2022, the Landscape Stewardship Department was able to partner with the Oswego Lake Watershed Council to obtain a Small Forestland Grant from the Oregon Department of Forestry. The proposal was developed with the support of community partners, including but not limited to, the Oswego Lake Watershed Council, Clackamas Soil and Water Conservation District, Oregon Department of Forestry and the Lake Oswego Fire Department. This collaborative process has provided over \$250,000 in outside funding to maintain and improve our common property.

Mountain Park HOA owns and manages 185 acres of common property. Urban forest accounts for approximately 100 of these acres. These forested areas provide a wide range of ecosystem service and increase property values in our community. Like most natural areas surrounded by development, our urban forest is not a pristine wilderness and requires active management to preserve and enhance the benefits it provides. Shade tolerant invasive trees have infested much of the understory. Not only do invasive trees like holly and English hawthorn shade out our native understory plants, they are also dangerous ladder fuels that can transform a low intensity wildfire into a destructive wall of flame. Resources from this grant are being utilized to remove the extensive invasive tree infestation in our urban forest. This not only protects property but it is also an essential step in restoring native plant communities in impacted areas. Reducing light and moisture competition will release native plants and stimulate natural regeneration of treated areas. Removing invasive trees also makes it possible to install woody natives and seed areas that may not regenerate on their own.





**HOME MAINTENANCE
COMMITTEE
MEETINGS**

The third Tuesday
of the month at 6:30pm

Clubhouse & Zoom

**HOME MAINTENANCE
COMMITTEE REPORT**

MARY GOSS, CHAIRMAN

The Home Maintenance Committee has worked hard this past year. As always, we have worked with the staff to bring homeowners' awareness of what role we play in keeping Mountain Park beautiful and maintained. The Architectural, Common Property, Clubhouse, and Home Maintenance Committees work together to maintain the outward appearances of our community, thus keeping the values of our investments as protected as possible.

The HMC has a responsibility to homeowners to keep them informed about how and why their homes should be in compliance with our Rules and Regulations. It is incumbent upon the HMC to help homeowners comply.

The avenue we use to assist in compliance begins with the inspections the Compliance Manager conducts on a monthly basis. The Compliance Manager makes notes as to specific violations and advises individuals regarding their particular violations, called a Courtesy Letter. Each homeowner is asked to make repairs within the next 2 weeks and if the violation is not cured, a Notice of Violation is issued by the Compliance Manager. At that time, a homeowner may request a hearing before the HMC if he or she needs clarifications. If a property is still in non-compliance, fines may be initiated.

I hope this simplified explanation about our committee and its responsibilities makes sense to you. Any compliance questions should be directed to the Compliance Manager.

Our commitment to you and your community rests upon a mutual mission that is shared by all of us. Please keep your yards and homes in shape. When there is work that needs to be done, do it promptly so Mt. Park retains its reputation and remains a prime example of "Nature's Neighborhood".



Compliance Manager

Committee

Board of Directors





BE INFORMED AND STAY INVOLVED

HOA information is always at your fingertips. Use the following resources to stay involved and updated with what's happening with your Home Owners Association.



Homeowner Portal

https://portal.mtparkhoa.com/home_v2/Login



MPHOA Website

www.mtparkhoa.com



Board of Director & Committee Meetings

www.mtparkhoa.com/events



E-Alerts & E-Newsletters

E-Mail service@mtparkhoa.com



Clubhouse News & Alerts

MemberMe+ App



Facebook

“Like” Mountain Park Home Owners Association



Instagram

@mtparkhoa



Homeowner Portal

Register for your Homeowner Portal at www.mtparkhoa.com and take care of all your HOA needs in one place.

- Pay Assessments
- Review HOA Account
- Track Communications
- Access Policy Documents and Forms
- View HOA Calendar
- Receive E-Alerts & E-Newsletters
- Specify Communication Preferences

Mountain Park Clubhouse
2 Mt. Jefferson Terrace
Lake Oswego, OR 97035



503.635.3561
www.mtparkhoa.com
service@mtparkhoa.com

