

Martin's Bluff Neighbors
Home Owners Association
Annual Report
December 6, 2016

Yet another year has rolled around to a close at Martin's Bluff. Your Board, Deb Hassler-Blackmore, Bob Gustainis, Joanne Springer, Sue Whitworth and Jim Eddington, are pleased to review the past year's activities with the property owners.

Last year, we were unable to fill our Board vacant positions during the Annual Meeting. According to the Bylaws, when such an occasion happens, the Board can appoint someone to fill the vacancy. Jim Eddington was gracious enough to agree to join the Board when asked. We welcome Jim to this role.

Our front entrance continues to enhance the neighborhood. While we haven't quite completed the signage, the tiles have been engraved and are ready to place as soon as the weather permits. If you haven't noticed, the lights have been dimmed by replacing the heads on the two street lights and using a yellow hued light rather than white. We have noted the dimmer lights do not illuminate the area behind them very well and plan to install some ground lighting this spring to alleviate that. The Board is concerned that if left as is, it could be a safety factor if someone wanted to hide or lurk in the shadows of that area.

Our Architecture Committee reviewed four of the house plans that were built or are in the process of building in the neighborhood. Many thanks to the Chair, Bob Gustainis and his assistants, Karl Michels and Andy Whitworth. Remember that if you have a project that needs reviewed, the appropriate forms to complete are available on the website, martinsbluffhoa@yahoo.com, and can be submitted to Bob.

New neighbors have joined us this year. They include:

Hannah Bariteau
125 Dalyn Ct

Cody and Heather Stephens
120 Dalyn Ct

Calvin and Marilyn Dickerson
163 Dalyn Ct

Please welcome them to our community!

Due to some scheduling conflicts, the Board moved their regular meeting time to the third Thursday every other month at 7:00 pm at the Columbia Inn in Kalama. Property owners are welcome to attend as an observer to these meetings, however they are not open to general discussion. If there is a particular issue a property owner would like discussed on the agenda, they may contact a board member to have it considered. Generally, topics discussed include any competitive bids considered, planning neighborhood events, CCR infractions or notices, architecture committee items, reviewing actions recommended by the reserve study, correspondence or legal issues.

Announcements for these meetings and the minutes are posted on our web site at

www.martinsbluffhoa.org.

This year, the Board spent considerable time, effort and some resources trying to resolve the outstanding issue of the shared common space and road maintenance. In seeking advice from our legal counsel, and reviewing our Bylaws for conformance, it was determined we would seek permission from a majority of the remaining plaintiffs in the neighborhood to take legal action requesting an amendment to the original settlement. This settlement stated the HOA representing Phase 1 of Dave's View would be responsible for 40% of the common area maintenance as well as the main road (Dave's View Drive) in Phase 1. However, the settlement did not make clear that the defendants were responsible for the other 60%. In reviewing the transcript of the proceedings, the judge clearly states that is his intent. There has been an ongoing attempt to collect these monies through liens on Mr. Wilson's remaining property in Phase 1, and another lien on a property in Phase 2. However we felt the only permanent solution was to seek an amendment. Unfortunately, at the hearing on this matter in June, the judge ruled the HOA had waited too long to request an amendment. Our attorney argued we had been trying to collect on the debt the entire time, but the judge ruled against us. Subsequent to this ruling, we received an action against the HOA, Joann Springer and Deb Hassler-Blackmore regarding the lien on the Phase 2 property and other unfounded issues. The Board at that time determined to rescind the lien on the property in Phase 2. Nothing further was heard from the developer until October when his attorney indicated they wanted to move forward with the remaining issues. Our attorney sent a timely response and nothing has been heard since. We will keep you informed of any further action but for now, and upon the advice of our attorney, there is nothing planned at this time.

Our fall neighborhood picnic was held at the Kalama riverfront park this year. We had a great turnout and as usual, lots of fun and great conversation. If you haven't attended one of these events in the past, it is a great way to get to know your neighbors. We will plan at least that event again for next year.

Once again, Nick Springer did a great job volunteering to spray our ditches to keep the weeds at bay. While we appreciate Nick's assistance and the fact it is a huge savings for the HOA, it is your responsibility to keep your property clean and mowed of weeds. This includes areas that are not landscaped, AND the road side/ditches. Keeping the weeds under control on your property helps keep the weeds down on everyone's property and keeping the ditches clean allows run off water to flow freely. This includes the dead leaves in the fall. We have been cleaning out the drainage ditches this fall so the water can flow free; otherwise the rains cause damage to people's yards when they cannot drain as intended. There will continue to be notifications to those owners not meeting the standards expected according to the CCRs and they will be subject to fines and penalties in accordance with the Rules and Regulations.

The Board wishes to extend their sincere thanks to all of you for your continued interest in keeping our community beautiful and welcoming the new owners. Remember there are lots of opportunities to volunteer in keeping our neighborhood as we want it, whether it be serving on the Board or helping with a community event. Combining our efforts will only enhance our community further! I am honored to have served as your President this past year.

Deb Hassler-Blackmore
President
Martin's Bluff Neighbors HOA