

Martin's Bluff Neighbors
Home Owners Association
Annual Report
December 5, 2018

The Board of Directors of the Martins Bluff Neighbors Homeowners Association members are Deb Hassler-Blackmore, President; Bob Gustainis, Vice President; JoAnn Springer, Treasurer; Amy White, Secretary and Hannah Bariteau, Member at Large. The annual summary of neighborhood activities for 2018 is as follows:

Our Architecture Committee reviewed several projects this year, including the new home built by Jeff Macey at 116 Kalina Ct. Many thanks to the Chair, Bob Gustainis for continuing this work. Remember that if you have a project that needs reviewed, the appropriate forms to complete are available on the website, martinsbluffhoa@yahoo.com, and should be submitted to Bob for review and Board approval.

New neighbors have joined us this year. They include:

Lot 11
Justin and Valerie Morris
116 Dalyn Ct

Lot 26
Jeff Macey
116 Kalina Ct

Lot 27
Jeff Macey
108 Kalina Ct

Lot 29
Zachary and Charissa Parnell
150 Dave's View Dr

Lot 31
Austin and Katie Collier
140 Dave's View Dr

Please welcome them to our community!

The board continued to meet every other month on the fourth Thursday of each month at 7:00 pm in 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.

Weeds in the ditches were left to the property owners responsibility this year. Remember the ditches on your property are your responsibility and using our HOA funds to do this work depletes the monies available for other maintenance needed. You as a property owner are responsible from lot line to lot line for maintaining weeds and general property maintenance. 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. Please clean out the drainage

ditches in the 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 Rules and Regulations and they will be subject to fines and penalties in accordance with the enforcement policy.

Our summer 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. We are looking for a volunteer to start a Social Committee to organize this event, and other events that could be planned. We have been inviting our neighbors in Phase 2 and 3 at these events and it is fun to get to know them as well.

The BOD developed and published a set of Rules and Regulations this year to assist in understanding the intent of the CCRs and give more direction for the expectation of property owners. These Rules and Regulations were sent to all property owners and are published on the community website. The Enforcement Policy for these Rules and Regulations is also published on the website.

The BOD successfully negotiated a Memorandum of Understanding with Dave's View HOA (Phase 2 and 3) that basically codifies the relationship between the two associations for sharing maintenance and repair costs for the front entrance and shared road (Dave's View Drive and the part of Dalyn Ct to the mailboxes). This agreement is published on the website for your review. We have already received one payment pursuant to this agreement and will be sending them quarterly statements going forward.

The BOD sought 4 bids from asphalt sealing companies to seal the roads in the neighborhood. These bids were reviewed with Dave's View HOA and narrowed to 2. After seeking additional information and further discussions with Dave's View HOA, it was determined that MBNHOA would proceed with Accurate Asphalt Solutions, LLC to sealcoat the areas not shared with Dave's View HOA to be completed this year, and sealcoat the shared road next Spring. Our HOA was able to cover this expense with our reserve funds. The reserve fund, however, was not adequate to cover the expense expected in the Spring. Given that, the BOD voted to levy an assessment of \$150 to each property owner to meet this need. The BOD also agreed to not increase maintenance dues this year because of the assessment.

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 to keep 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