

Martin's Bluff Neighbors  
Home Owners Association  
Annual Report  
December 3, 2019

The Board of Directors of the Martins Bluff Neighbors Homeowners Association members are Deb Hassler-Blackmore, President; Bob Gustainis, Vice President; Hannah Bariteau, Treasurer; Amy White, Secretary and Austin Collier, Member at Large. Both Austin and Hannah resigned the Board in the last quarter of this year. The annual summary of neighborhood activities for 2019 is as follows:

Our Architecture Committee reviewed several projects this year; many thanks to the Chair, Bob Gustainis for continuing this work. Brandon White has agreed to join Bob on this committee. If you need clarification of whether your project needs to be reviewed, please contact us through our HOA email [martinsbluffhoa@yahoo.com](mailto:martinsbluffhoa@yahoo.com), or any board member. If you have a project that needs reviewed, the appropriate forms to complete are available on the website, [www.martinsbluffhoa.org](http://www.martinsbluffhoa.org), and should be submitted for review and Board approval.

Lots of new neighbors have joined us this year. They include:

Lot 5  
Brian and Cherie Wright  
157 Dalyn Ct

Lot 6  
Robert and Kathryn Olmeda  
168 Dalyn Ct

Lot 7  
Kyle Newman  
142 Dalyn Ct

Lot 23  
Brian and Jamie Wick  
144 Kalina Ct

Lot 25  
John and Regina Hollen  
128 Kalina Ct

Lot 28  
William (Al) and Vicki Switzer  
Dave's View Dr

Lot 31  
John and Jennifer Walters  
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 an 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](http://www.martinsbluffhoa.org).

We would like to commend the property owners for the upkeep of their yards and ditches this year. For the most part, the ditches were well maintained. Reminder notices were sent so property owners did not let the weeds get out of control before addressing them. 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 runoff 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.

We encourage all property owners to review the rules and regs that are published on our web site. The Rules and Regulations assist in understanding the intent of the CCRs and give more direction for the expectation of property owners. The Enforcement Policy for these Rules and Regulations is also published on the website.

Our summer neighborhood picnic was held on the Kalina Ct cul de sac 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.

Our Memorandum of Understanding with Phase 2/3 has continued to be in effect. We have received quarterly payments from them according to the terms of the agreement. Thank you to Hannah Bariteau who worked diligently to clarify the invoices and payments regarding this agreement.

While we collected an assessment for the Dave's View road repair last year, we were unable to complete that project during the year. The delay was caused by several reasons, including the negotiations with Phase 2/3 regarding the vendor and their share of the project, the selected vendor's availability and finally, the weather. These factors have been resolved (except the weather!) and plan to do this project as early as possible in the spring. The collected assessment has been preserved in our reserve fund. The plan for the road repair will initially be to remove and repair the damaged areas followed by seal coating the road. The vendor stated the road would be passable during the repair phase although the repaired areas would be roped off. The vendor will then do one half of the road at a time during the seal coat phase, so the road will always be available, but some driveways may not be accessible for approximately 24 hours. We will give you as much notice as possible when the work is scheduled so that you can plan accordingly.

The BOD voted to increase our annual maintenance assessment by \$50 for a total of \$500. If you remember, we were able to cover almost all the expense for our road repair and did not increase our maintenance dues last year. We plan to continue to grow our reserve fund in anticipation of major road repair (chip seal) so that we can be prepared for that expense when it comes. Understanding that a one-time expense at the beginning of the year of this magnitude may be difficult for some budgets, we are offering the consideration to pay the maintenance dues in two increments and are open to when those due dates might be.

There are 4 openings on the board this year due to the vacancies and terms ending. Two of the vacancies will be for 2 years to complete the terms of the resigned members and 2 will be full 3-year terms. Thank you to all the owners that have volunteered their time to serve on our board.

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