

Martin's Bluff Neighbors
Homeowner's Association
Annual Report
December 8, 2020

The Board of Directors of the Martin's Bluff Neighbors Homeowner's Association members are Deb Hassler-Blackmore, President; Al Switzer, Vice President; Kim Gustainis, Treasurer; Amy White, Secretary and Susan Lucente, Member at Large. The annual summary of neighborhood activities for 2020 is as follows:

Our Architecture Committee reviewed several projects this year; many thanks to the Chair, Brandon White for continuing this work. Al Switzer and Bob Gustainis round out the committee. If you need clarification of whether your project needs to be reviewed, please contact us through our HOA email 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, and should be submitted for review and Board approval. Remember, any structure or fence would need to be reviewed by this committee prior to starting any project.

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

Lot 2
Brian and Leah Lawpaugh
125 Dalyn Ct

Lot 29
Timothy and Lavonna Kofstad
150 Daves 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 until COVID hit and we had to meet virtually. 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.

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. The neighborhood was maintained better than we can ever remember, and we want to thank you all for your continued efforts. As a reminder, 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.

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. The BOD had to remind several property owners of the rules around trailers, campers, boats and other violations this year. It is everyone's responsibility to know and follow the rules regarding what can and cannot be stored on your property.

We were unable to have any of our social events this year due to the pandemic, but we will plan to reinstate our annual picnic this coming year if things get back to the 'new' normal. We are still in need of a social events person that would be willing to plan and take on any neighborhood activities.

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. Kim Gustainis has done exceptional work to provide the appropriate documentation to Phase 2/3 so that they reimburse us as outlined in the MOU.

As you remember, we collected an assessment for the Dave's View road repair in 2019 and 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 were eventually resolved although complicated by the pandemic and availability of supplies. The road repair included removing and repairing the damaged areas followed by seal coating the road. The project was completed and the share for the repair and maintenance costs was paid by Phase 2/3. In addition, the vendor seal coated at least 9 of the neighborhood driveways while he was on site. The total final cost to Phase 1 for seal coating the 2 cul-de-sacs and repairing and sealcoating Dave's View Dr. was \$25,062.38. We appreciate your cooperation during the time of the repairs and maintenance and for managing the inconvenience of free access on our roads.

The BOD voted to increase our annual maintenance assessment by \$50 for a total of \$550. While we did not increase dues the year we assessed for the road repair, we need to continue to grow our reserve fund in preparation of the next road repair. According to our Reserve Study, which was completed some years ago, we need to prepare for a 2" overlay of the asphalt for our next project. Early estimates for this work run in excess of \$60,000. The timing of the need for this work and the variability of the final cost are reasons why the BOD will continue to fund our reserve in preparation for this large expense.

There is 1 opening on the board this year due a term ending. 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!

As a closing personal note, my term on the Board is expiring this year and I have chosen to not run for re-election. I have served as your Board President since 2012 and in those years, the BOD and you as a community have accomplished many things. These include the legal responsibility for the front entrance, beautification of the front including completing the monument sign, adding lighting, and filling in the ponds. We entered into an agreement with Phase 2/3 to share in the maintenance expenses and have worked with property owners to maintain their properties for the good of the entire neighborhood. We have enjoyed neighborhood experiences such as our picnic and work parties. I want to express my sincere appreciation for the support given to me throughout this time both by property owners and especially those who have served on the BOD. I am honored and humbled to have served you.

Deb Hassler-Blackmore
President
Martin's Bluff Neighbors HOA