



The VILLAGE
Sentinel

Fairview Village, Phase 1 Homeowners Association • <http://villagefare.com> • March 2011 • Vol. 8, No. 3

Message from the President

I would like to thank each of the homeowners that were able to attend the Annual Meeting held on February 28th. With proxies, we had 29 homeowners represented. On the back of the newsletter is a letter explaining why our annual dues were increased to \$200.

At our March Board meeting, in view of the increase in dues, the Board agreed to wait until the beginning of May before assessing late charges.

We have added one more member to the Board. Jeff Woods will be assisting in all ARB related matters. All work requests should be given to Jeff or mailed to the Architectural Review Board at PO Box 124, Fairview, OR 97024. Leslie was nominated for another two year term on the Board. I would like to thank her for her willingness to continue serving.

The following officers were elected at the Board Meeting following the annual meeting.

President, Patricia Alfonso
Vice President, Dana Larson
Secretary, Diane Jacobsen
Treasurer, Leslie Voge-Hayes
At-Large, Jeff Woods

Sincerely,
Patricia Alfonso, President

Board Meeting Schedule for 2011/2012 Heslin Conference at City Hall

April 12 (tentative) location to be determined
May 10, 6:45pm, Heslin Conference Room
June 14, 6:45pm, Heslin Conference Room
September 13, 6:45pm, Heslin Conference Room
October 11 (tentative)
November 8, 6:45pm, Heslin Conference Room
December 13, 6:45pm, Heslin Conference Room
January 10, 6:45pm, Heslin Conference Room
February (tentative)

ANNUAL MEETING: February 27th



THIS YEAR'S WINNER OF THE
"BEST MAINTAINED YARD" IS ...

Tom & Mary Dexheimer 965 Pacific

The Board recognizes and appreciates each of the homeowners that work so hard to keep their properties looking beautiful throughout the year.

Website Update

<http://villagefare.com>

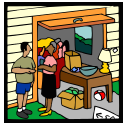
If you have not yet registered on the website, and have internet access, please consider signing up. Board Member contact details, Board Meeting schedule, documents, Board Minutes, ARB forms, etc. are maintained on the site.

If you have any problems logging on to the website, registering as a new user, or finding information please contact Pat Alfonso at palfons25@earthlink.net or leave a voice message at 503-661-5389.

BOARD MEMBER CONTACT DETAILS:

President:	Patricia Alfonso, 503-661-5389 palfons25@earthlink.net
Vice-Pres.:	Dana Larson, 503-548-3522 kdrm4.2@gmail.com
Secretary:	Diane Jacobson Dianejacobson1@gmail.com
Treasurer:	Leslie Voge-Hays lesliev.hays@frontier.com
At-Large:	Jeff Woods, 503-492-0399

SAVE THE DATE:



Annual Garage Sale
Saturday, July 9, 2010 from 9am-4pm

The Fourth Annual Village Garage Sale will be held on Saturday, July 9th.

Within the next month to six weeks residents will be receiving a letter and response card regarding the Garage Sale.

Contact persons are: Karin Larson and Pat Alfonso



ARB REMINDERS:

Jeff has asked that we include an ARB Work Order Request Form with this newsletter.

Spring is finally here and homeowners are going to want to start working on their yards. Included with this newsletter is a listing of the types of repairs, improvements, etc. that need ARB approval and/or if not adhered to will result in a non-compliance letter.

If you are interested in serving on the ARB Committee, please get in touch with Jeff Woods or Pat Alfonso.

Counting our Pennies

as of 03/08/2011



Checking Balance:	\$504.83
Wall Reserve:**	\$38,043.52
Contingency Reserve:**	\$4,000.89
Total Assets:	<u>\$42,549.24</u>

**Reserve numbers as of February 2011

Dear Homeowners,

Below is a brief summary of why the HOA Dues are \$200 for 2011/2012 instead of the normally low amount of \$129.

At the annual meeting, 29 homeowners were represented, either through attendance or by proxy. The Board had proposed \$129 or \$134 as the annual dues amount along with tapping reserves for proposed wall repairs for the year. The proposed dues were rejected because the homeowners did not want the HOA continuing to operate in a deficit mode by pulling money out of our wall reserve to cover expenses. The homeowners themselves made the motion for the \$200 assessment and voted to accept it with 27 for and 2 against.

Our walls, which are the responsibility of the HOA, are more than ten years old, and in some cases fifteen years old, and need to have periodic repairs as well as ongoing maintenance. Last year the repairs to the front entrance used a portion of the reserves to make up the difference. The HOA received bids for the various sections of the walls that need to be repaired and/or maintained, and this year the decision was made to work on the small walls, as you come in on Park Lane.

The concern of the homeowners and the Board is that if we do not maintain the walls in a reasonable manner, then we would be facing 1000s of dollars **EACH** in major repairs and/or replacement (most recent estimate for wall replacement was \$250,000).

Below is the section from the CC&Rs regarding how annual assessments may be set:

ARTICLE VIII
Assessments

Section 1. Generally. The Association shall have the authority to levy and each Owner shall pay when due to the Association its share of: (a) the Annual Assessment; and (b) any other Special Assessments that may be levied. The Annual and Special Assessments levied by the Association shall be for the sole purpose of administering and enforcing the Declaration. Each Owner's share shall be one-eighty sixth (1/86) of the total assessment levied. Each Owner shall pay any such assessment within thirty (30) days after the date of billing. Annual and Special Assessments, together with interest at 12 percent (12%) per annum, costs and reasonable attorney fees, shall be a personal obligation of the Owner and a continuing lien on the Owner's Lot ('Assessment Lien'). Assessment Liens shall be and remain subordinate to the lien of any first priority lien created by a mortgage or trust deed. For purposes of this Article, if there is more than one Owner of any Lot, such Owners shall together be considered a single Owner with respect to such Lot.

Section 2. Approval of Assessments. Except as otherwise provided by Section 4 below, the amount of the Annual and all Special Assessments shall be recommended by the Board to the Owners. Approval for adoption shall require the affirmative majority vote of the quorum.

Exception: The Board may fix, without Owner approval, the Annual Assessment at any amount not to exceed \$180 a year (\$15.00 per month) per Lot, plus a three percent (3%) increase in any one given year after 2003.

At our March Board Meeting, the board discussed and approved granting a 30 day extension in paying the assessment, before assessing late fees.

Please let us know if you have any further questions.

FVHOA Board of Directors
Patricia Alfonso, President
Dana Larson, Vice President
Diane Jacobson, Secretary
Leslie Voge-Hayes, Treasurer
Jeff Woods, At-Large