

## Greenerhills HOA – Spring 2023 Newsletter

Goodbye Winter. Hello Spring! Sharilin Miller (HOA President) has been working with Twin Creeks Special Service District to determine whether they've received the county permit to dredge the pond while it's still empty. Unfortunately, due to snow melt, the pond was too wet to dredge before it was time to fill it for irrigation purposes. The irrigation pipe was scheduled to begin filling on May 10, and you should receive notice this week that irrigation water is available for Greenerhills. It looks like we'll now have to wait for Fall for the dredging. Twin Creeks is aware of the problem with shrimp fish that clog filters, but currently have no solution, either in our pond or their other facilities. We do not yet have a date for Twin Creeks' planned fencing in front of the pond, but they intend in the next four weeks to erect the fence and No Trespassing signs in hopes of discouraging trespassing (including by those who allow their dogs to swim in the pond), along with the attendant liability risk.

Remember, along with lovely flowers, Spring and irrigation bring noxious weeds like thistles. Please kill these weeds as required by law before they grow and spread.

Speaking of the snow melt, some of you may be wondering about the flooding you heard about at the top of the neighborhood. Work by contractors on the new home on Lot 39 covered the drainage swale, thereby preventing the excess water from flowing down the swale as designed. Instead, the water flowed onto the multiple access private drive and continued onto Greenerhills Lane. The problem from the flooding was corrected, but the flooding and trucks have caused some damage in the area. The contractor responsible told Brian Harber (HOA Treasurer) that they will repair any damage once the dump trucks and construction vehicles have finished their work. The HOA extends a special "thanks" to Chris and Jennifer Haug, who voluntarily took quick action to prevent the damage from getting any worse.

The Architectural Review Committee ("ARC") reports that three homes in our neighborhood are still under construction (Lots 6, 16, and 31), while two more (Lots 39 & 47) have just begun construction. There also are several accessory buildings either under construction or in the planning and ARC approval process. It appears from MLS listings that there are three lots for sale in the neighborhood (Lots 26, 40 & 51).

The new security cameras at both entrances have now been installed and are functioning as designed. The old cameras had reached the ends of their expected lives, and because problems were developing with some, the Board decided to replace all of them at the same time rather than waiting for more to fail. The company installing them will take care of maintenance issues. Brian Harber coordinated with the contractor for the installation. This item had been accounted for in the 2023 budget.

The parking survey results, to which twenty-eight (28) HOA members responded, revealed that the seventeen (17) favored allowing up to four vehicles to park overnight outside garage/accessory building space, while five (5) voted to allow only two vehicles. A few voted for no change to the CC&Rs, which would allow no vehicles to park outside

overnight. Thirteen (13) of those responding favored allowing up to six additional vehicles to park outside overnight for up to thirty (30) days for special occasions, while ten (10) respondents voted for only two weeks for special occasions. Laura Hunt (HOA Vice President) will prepare the proposed CC&R revisions, on which members will be given the opportunity to vote. A majority of the membership must vote for each of the changes. (See CC&R Article VII, Section 7.12, "Amendments may be added or deleted at any time, but only in accordance with State law of proper notice and executed by a vote of the majority of the Members of the Association.") Failing to garner a majority vote of the membership for either amendment, that amendment will not be added to the CC&Rs. Ballots soon will be sent by Bridge Street Property Management with the proposed changes and instructions on voting, quorum requirements, etc.

The Board received a draft of the Reserve Study that the Board planned for last year and provided for in the 2023 budget. The HOA's Bylaws (Article IX, Section 9.2) allow the Board to appoint committees to assist with its duties, and the Board decided to appoint a Reserve Committee to study the draft and make recommendations to the Board on what action, if any, should be taken in light of this study. The following three HOA members have graciously agreed to serve on the committee: Sam Wohlstadter, Robin Snow, and Jennifer Larsen. The committee selected Jennifer as Chair, and HOA Treasurer, Brian Harber, will serve as the Board's liaison to the committee. Once the study has been finalized, it will be posted on the HOA website ([Greenerhillsheber.com](http://Greenerhillsheber.com)).

As announced at the March 15, 2023 Board Meeting, regular meetings are being held monthly rather than quarterly until some of the outstanding projects have been concluded. The last meeting was held April 19, 2023, and the next regular meeting of the Board will be held on Wednesday, May 17, 2023 at 6:00 P.M. at Bridge Street Property Management. All members of the Association are invited to attend. (To ensure adequate seating, it would be helpful to let Kristi Brown at Bridge Street know if you plan to attend.)

Sincerely,

Greenerhills Board of Directors