

September 2011

ABCs of Living in Weatherstone

The following is information on important points concerning living in the Weatherstone community, in alphabetical order.

Alterations

Owners must obtain written permission from the Board for any structural alterations.

Assessments

Your quarterly assessment for homeowner fees pays for common expenses such as insurance, landscaping, painting, gutter cleaning, exterior maintenance and repairs.

They are due and payable by the 15th of the first month of the quarter, i.e. January 15, April 15, July 15, and October 15.

Homeowners may also opt to pay monthly on the 15th of each month. Automatic withdrawals from your checking account can be arranged; contact the Treasurer to set this up.

Board of Directors

The Board is composed of five volunteer members, elected by homeowners at the annual meeting in May. Each member serves a two-year term. All homeowners are encouraged to serve on the Board, as this kind of participation in the community helps keep our dues low compared with other condo associations in the area. Current Board members and contact information are available on the Weatherstone.org website.

Board Meetings

Board members meet once a month to discuss and act on current issues. The time and location of the meeting is posted in advance and homeowners are encouraged to attend these meetings. Minutes of the Board meetings are issued to homeowners by the Board Secretary.

Businesses

Units may only be used for residential purposes, although home offices are permitted.

Bylaws

The Bylaws, along with the Declaration, are legal documents that govern how WPOA conducts its business. Each owner, upon accepting the deed to a unit is deemed to have consented to the provisions of the Bylaws. This also applies to family of owners, tenants, employees, and guests. They can be found on the Weatherstone.org website.

Common Elements

Common elements include the land, all exterior walls, roofs, foundations and the Weatherstone streets as defined by the Declaration. Note that the streets are not maintained by the City of Lake Oswego. All

new or replacement air conditioning units must be placed in the owner's space and old units removed from the common elements.

Contacts

A current list of Weatherstone homeowners and tenants with their contact information (address, phone, e-mail) is maintained by the Board. Please let the Secretary know if any of your contact information changes.

Declaration

The Declaration is the legal document that created the Weatherstone Property Owners Association and defines its rights and responsibilities and how it will operate. It can be found on the Weatherstone.org website.

Delinquency

Interest of 10% APR will be added to delinquent homeowner assessments after 30 days. If payment is not received, a lien can be placed on the property. The Association may also bring an action at law against the owner or foreclose the lien against the property.

Dogs

Dogs are not allowed to run free on the general common areas of Weatherstone. They must be under the control of the owner. Mountain Park rules and Lake Oswego laws state that dogs must be leashed in their areas. Since the common areas belong to all homeowners, dog owners **must** clean up after their dogs.

Elections

Election of Board members takes place every May at the Annual Meeting. All homeowners are encouraged to attend the Annual Meeting; however, proxy ballots are available for those who cannot attend. Your vote really counts, as legally we must have a majority of units represented for an election to be valid.

Fences

Fences should be maintained or replaced if rotted. If a fence is between units in a limited common area or back yard, and there is a dispute about replacement or repair, the Board can mediate the solution. If it is the owner's fence and not maintained, the WHOA can have it repaired and bill the homeowner.

Garbage Pickup and Recycling

Allied Waste 503-636-3011 is the local service provider. They provide curbside containers to new residents. Pickup is very early on Monday mornings, so containers should be at the curb Sunday evening. Please place your containers in your garage after pickup.

Insurance

The Weatherstone common property is insured through the WPOA. Homeowners are also *required* to carry individual homeowner insurance covering the interior of their unit, the deductible on the WHOA policy (currently \$10,000), and liability insurance. Proof of individual insurance must be provided to the Board annually when it is renewed. Your insurance provider can usually provide that proof automatically at renewal if you request it.

Landscaping

Landscaping and gardening are maintained weekly throughout the year, with periodic spraying and fertilizing. Arborists take care of the health of our trees. If you see a problem, contact the Landscaping Chair on the Board. Owners may not remove or alter plants in the common area.

Limited Common Area

A limited common area is that area outside your unit that can be used by other people, such as the walkway up to your front door and front patio and plants, as defined in Exhibit B of the Declaration. Owners are responsible for maintaining Limited Common areas.

Maintenance

The Association maintains all exteriors and structural components of buildings. Private decks and patios, as well as parts of the house that have been altered by the homeowner, are to be maintained by the homeowner and Board approval is required. Please refer any problems to the Maintenance Chairman or other board member and fill out a *Maintenance Request* form available on the Wheatherstone.org website.

All **interior** repairs, painting, plumbing, etc. are the responsibility of homeowners.

Parking

Parking is only allowed for residents and guests. No trailers or RVs are allowed to be parked on the property. Parking is not allowed in the driveways, except for short periods. You should park your car only in your garage or in designated parking spaces.

Painting

Exterior painting is done on a rotating schedule, allowing each unit to be painted every 9 years. Prior to painting, a chart will be available for color choices. The painting schedule can be found on the Wheatherstone.org website.

Pets

Only domestic animals are allowed. City of Lake Oswego regulations require dogs to be on leashes on city sidewalks. Owners/caretakers must clean up after their pets.

Rentals

The Board should be notified when you are going to rent your house, along with contact information of renters.

Repairs

If external repairs are needed on your unit, notify the Maintenance Chair on the Board by completing a Maintenance Request form. Forms can be found on the Wheatherstone.org website.

Signs

Only security signs and signs approved by the Mountain Park Homeowners Association are permitted.

Special Assessments

In case of expenses that go beyond our budget and cannot be paid from the reserve, special assessments

will be made of the homeowners.

Sprinklers

Sprinklers are timed to go on in the early morning hours during the growing season to water plants and grass. You should check to assure that sprinklers are not hitting your house siding and that your plants are receiving enough water. Notify the Landscape Director if the sprinkler system needs attention.

Street Lights and Timers

Outdoor lamps are provided for the safety and beauty of the community. If lights are burned out, please notify the Maintenance Chairman on the Board. Those with a timer in their garage should set the timer to turn the lights on during nighttime hours.

Utilities

Contact information for utilities can be obtained from the [Weatherstone.org](http://www.weatherstone.org) website.

Voting Rights

Homeowners are allowed to vote on issues and elections. A homeowner in a state of delinquency with dues or special assessments may not vote until their account is current. Only one vote per unit will be allowed.

Website

The WPOA Board maintains a website at <http://www.weatherstone.org>. The site contains information about Weatherstone, contact information for the Board, links to important documents, meeting minutes, and pictures taken by residents. It is also available for realtors and potential buyers to learn more about Weatherstone.

Weatherstone Homeowners Association

Weatherstone Homeowners Association (WHOA) is often used instead the Weatherstone Property Owners Association (WPOA), as stated in our Bylaws, because homeowners association is a more common designation.

Weatherstone Property Owners Association

Weatherstone unit owners are members of the Weatherstone Property Owners Association (WPOA) defined by the Declaration and guided by the *Bylaws*.

Weatherstone Streets

The 38 units are distributed on three roadways: Weatherstone, Weatherstone Place and Weatherstone Court. Our streets are private, meaning they are not maintained by the City of Lake Oswego. We have total rights to our streets, including banning public parking. Street maintenance is our responsibility, however, and the roadways are not plowed by the City during winter snow storms.

Yard Debris

The Mountain Park Homeowners Association provides a pick-up of trimmings and yard debris on Mondays.