



FALL RIVER ESTATES HOMEOWNERS ASSOCIATION

15148 Fall River Drive Bend, OR 97707



2015

Fall River Estates Annual Homeowners Meeting

Our Annual Homeowners' meeting will be held on Saturday, June 27, 2015 at 10:00 AM

Place: Chairperson Bill Crow's house at
15105 FALL RIVER DR
(near the postal/news station)

A pot-luck lunch will follow at Aileen and Russ Winge's house: 15090 FALL RIVER DR

All FRE lots now have ID's

New this year. All FRE lots have an ID number. Please take note of your lot's ID number. You will find this number on your invoice, or you can find it on the map on our website.

ID numbers are used for accounting purposes. All lots, which fall within the original Fall River Estates, begin with FRO, those within the first addition to FRE begin with FR1, and those within the second addition begin with FR2. Please be sure to write your Lot (s) ID number (s) on your checks.

CC&Rs: Enforcement and Changes

The FRE HOA Board has received concerns from some of our residents. Complaints about derelict vehicles, prohibited animals, recreational camping on bare lots, and other issues have been reported. Complaints have also been made that the Board is not enforcing the CC&Rs and preserving the attractiveness and benefits of owning property in FRE.

Due to these concerns, the board will be doing regular periodic site checks beginning this spring/summer. And, will be following up on all complaints.

We have also retained an attorney in Bend to help us enforce our CC&Rs.

If a restriction has been violated, the land owner will be notified and given an opportunity to meet with the board before action is taken. If a resolution cannot be reached, a daily fine will be levied against the property until the problem is remedied. Explanation of the fines can be found in the By-Laws, which are posted on our web site. If fines are not paid, a lien may be placed against the property.

Fall River Estates Annual Assessment\Dues

Our annual assessments\dues are still only \$100 per year, per lot.

An invoice for your 2015-2016 dues will accompany this newsletter.

Assessments are due July 1st of every year, are considered late if not paid by September 1st. All lots, whose dues have not been paid by September 1st, will receive a second invoice in September with a 15% late charge added. If dues are not paid by November 1st, an intent to lien letter will be sent to the property owner and a lien will be placed on the property.

In order to clear this lien, once it is filed, we must receive payment for the \$100 in arrears dues, the 15% late fee ((\$15), plus \$64 in Deschutes County recording fees and the \$50 filing fee. That is a total of \$219.

Your dues can be paid either in cash or by check. It can be paid at the annual meeting on June 27th, or you can mail it to our address above.

IT IS IMPORTANT FOR OUR ACCOUNTING PURPOSES THAT YOU WRITE YOUR LOT (S) ID NUMBER(S) ON YOUR CHECKS. THANK YOU!!

We are on the Web

Check us out on the web.

fallriverestates.org

We have posted our CC&Rs, maps, links to weather conditions to areas near Fall River Estates, notices from the fire dept. and the forestry dept., and a contact page, where you can contact your board members with any concerns or questions or suggestions you have.

All comments sent to us through our contact page are responded to within 48 hours.

Take a peek now and then—look for new announcements, notices, changes, pictures and more.

CC&Rs

Section 3.11 of our CC&Rs, Animals/Leash Law, states "No animals other than household pets shall be kept on any part of said property". The board, and some of the FRE residents, have determined that the term "household pet" needs clarification. We also have a resident who would like to raise chickens on their property.

For these reasons, and to clarify another section, a ballot to amend our CC&Rs will be mailed to you—separately from this newsletter and invoice.

The ballot will ask you to approve the addition of the US government's definition of "household pet", which is "A domesticated animal, such as a dog, cat, bird, rodent (including a rabbit), fish, or turtle, that is traditionally kept in the home for pleasure rather than for commercial purposes. Common household pet does not include reptiles (except turtles)".

Due to the request of one of our FRE property owners, the ballot will also ask you to approve or disapprove a change to this section to allow or disallow the raising of chickens.

You will also be asked to vote to prohibit breeding animals and boarding kennels.

Changing CC&Rs is time consuming and costly, so your participation, by filling out and returning your ballot, is very important.

A stamped, self-addressed envelope will come with your ballot. It is important that we hear from all property owners.

New Neighbors

Did you know that over a dozen lots have changed hands over this last year?

We welcome all of our new neighbors and will miss those who have moved away.



Back of newsletter

Treasurer's report will go here