

## Results of 5/10/25 FRE HOA Annual Meeting

### **General Information:**

**Fall River Estates (FRE) HOA dues of \$100 per lot are due July 1<sup>st</sup>.** Dues are considered delinquent if not paid by September 1<sup>st</sup>. You will be charged a 15% late fee for every month delinquent. If payment is not received by November 1<sup>st</sup>, the HOA may file a lien on the property with Deschutes County.

You can mail your dues payment to:

Fall River Estates HOA  
15148 River Loop DR East  
Bend, OR 97707

**FRE Elections via Election Buddy starts 5/15 and ends 5/29.** If you do not receive your emailed ballot by 5/16, please contact Don Work at [workd11@gmail.com](mailto:workd11@gmail.com) or 360-606-7311. For information on what will be on the ballot, see the Decisions Needed section below.

There is a **wildfire preparedness certification** that may help with your home insurance premiums. For more information on the program, check out the website:

<https://wildfireprepared.org/>

There is a tremendous need to **keep our local Bend food bank pantry stocked**. You can help by participating in the 'green bag' neighborhood collection project. For more information, please contact Julie Burns at [fallriverjfb@gmail.com](mailto:fallriverjfb@gmail.com) or 971-222-6602.

A portion of your property taxes goes to the **Fall River Estates Special Road District**. Go to <https://fallriversrd.com/> to find their financials and information about the district. Of special note, an assessment by a Deschutes County road expert will be done this month to determine the need for a chip seal refresh.

So many **scams** – emails, phone calls, text messages. Learn how to recognize them at a special presentation at the LaPine Senior Center on Wednesday, 5/14, from 11 a.m. to 1 p.m. (Contact the Center directly at [\(541\) 536-6237](tel:5415366237) to confirm.)

What do you do when there is an **electrical outage, your cell phone doesn't work, and you have an emergency**? Cynthia Evans at 15115 Yellow Pine Loop and Kay Korzun at 15002 River Loop West have landlines. Todd Lambert connected a generator to the main Yellow Knife dish so if Yellow Knife is your provider, you should have internet. Jessica Foster, 54814 Witch Tree, uses Starlink and is an emergency nurse/practitioner. You can also text to 911.

The **Fall River Estates HOA Bylaws** have been officially recorded with Deschutes County. You can view them along with a history of bylaw changes on the FRE HOA website: <https://fallriverestates.org/cc%26rs-and-bylaws>

## **Decisions Needed:**

FRE HOA **Officer Elections** for a two-year term: Don Work for Treasurer, Kay Korzun for Secretary

FRE **Budget Approval** and carve-outs for SRD and Upper Deschutes River Communities donations. Our budget calendar is July to July. To review, see <https://fallriverestates.org/financials>

Bylaw change: Add Article XI. **Notices posted on the HOA-owned Mail Station Bulletin Board** must be dated and signed. Notices should not exceed 8.5 x 11 inches and must be removed either after 14 days from posting or after the publicized event has passed. Unsigned and/or undated notices will be removed.

CC&R change\*: **Allow no more than four chickens** (hens only, no roosters) per household in an enclosed area. Proper sanitation must be maintained and includes: no accumulation of waste, odors do not cross property lines, and storing chicken feed in rodent proof containers. There is NO circumstance where horses, cows, goats, sheep, swine or other livestock are allowed.

\*To change our CC&R's according to:

### SECTION 4. DURATION AND AMENDMENT OF THIS DECLARATION

4.2 AMENDMENTS: This Declaration or any provision thereof, or any Covenant, Condition, or Restriction contained herein, may be terminated, extended, modified, or amended as to the whole of said property or any part thereof with a written consent of the owners of fifty-one percent (51%) of the lots subject to these Restrictions.

<https://img1.wsimg.com/blobby/go/4baa1404-f212-4f24-a742-d6d91e2c195f/downloads/Fall%20River%20Estates%20HOA%20CC%26Rs.pdf?ver=1746761863411>

## **Action Items:**

**Mike Armstrong** – Notify mail franchise owner that the 100+ bank of mailboxes remains open after the carrier leaves. This is the door the carrier uses and not the individual mail boxes – Due date: TBD

**Attendees:**

Carol Crow  
Shelby Regan  
Grace Haven  
Lori Fowlds  
Jeff Fowlds  
Cynthia Fellows  
Sue Napier  
Rod Napier  
Jessica Foster  
Phil Murphy  
Mike Armstrong  
Julie Burns  
John Burns  
Aileen Winge  
Beth McKeever  
Alice Swanson  
Bill Swanson  
Debbie Edenfield  
Jeremy Askew  
Geri Bera  
Steve Bera  
Darryl McMillen  
Lori Hill  
Chip Hill  
Lisa Lambert  
Todd Lambert  
Renee Curtis  
Brian Curtis  
Pat Moran  
Cynthia Evans  
Bill Evans  
Kathy Mills  
Virginia Cartwright  
Tom Baumbach  
Shane Reiland  
Don Work  
Kay Korzun