

Things to Know

Before you Sell or Buy at Jasper Heights HOA Condominium



INFORMATION FOR
CURRENT HOMEOWNERS
REALTORS &
POTENTIAL BUYERS

INFORMATION FOR POTENTIAL BUYERS

- **Please note:** Jasper Heights is a Condominium Association Community. If you are not familiar or have not lived in this type of community, it is important to research the difference between living in this type of community versus living in a single-family home. For a basic overview consider reviewing the following videos: [What is an HOA?? Clearing up some confusion around Single Family, Condo, & Townhome Associations! - YouTube](#)
- [What To Ask Your Realtor Regarding HOA's??? - YouTube](#)
- [What Do Association Dues Actually Pay For? - YouTube](#)

Items to be aware of:

1. Since Jasper Heights is a Condominium Association, there are Bylaws and Rules and Regulations that homeowners and their guests must adhere to. Please take time to read the bylaws and regulations before purchasing a unit. **You should decide prior to purchase if you are comfortable, willing, and able to adhere to the rules and regulations, if not – then this community may not be the right fit.**
2. The unit must be owner occupied. Allowable number of rentals are currently at the maximum level according to the Bylaws.
3. HOA Monthly Fees are determined by the yearly HOA budget. Expenses for the year are calculated based on prior year expenses and any increases in cost to utilities or services. The expenses are evenly distributed per homeowner to meet the budget. All homeowners share in the cost of expenses. The HOA board creates and approves the yearly budget in October for the upcoming year based on this criteria, therefore **HOA fees are not arbitrary and do not increase other than to meet the budget or build reserves.**

Expenses and therefore HOA fees include the following:

- a.) Water, Sewer, Garbage fees
- b.) Landscape monthly maintenance fees (includes irrigation maintenance and repair)
- c.) Property maintenance
- d.) Reserves
- e.) Master Insurance Policy
- f.) Attorney fees
- g.) Property Management Financial Services
- h.) Pool Maintenance and operating costs
- i.) Clubhouse maintenance

4. Jasper Heights has 75 units that consist of 20 buildings and the clubhouse. Jasper Heights homeowners pay a monthly ground lease. In a ground lease you are purchasing just the dwelling and paying rent on the land directly to the landowner. Depending on your unit, monthly ground lease fees are an average of \$68 dollars and will remain the same amount until 2028. The ground lease is not included as part of your HOA fee. For more information and details on the land lease contact: **Alex Cooley/Cooley Asset Management/alex@colley-am.com/503-502-4684**
5. Property amenities include green spaces, pool, sauna, clubhouse, exterior lawn and exterior building and property maintenance (does not include maintenance, repair, or replacement for windows, doors, or garage doors).
6. Check out our HOA web page for the latest minutes, rules and regulations, bylaws, and much more at: [Jasper Heights Homeowner Association](#)

INFORMATION FOR CURRENT HOMEOWNERS AND THEIR REALTORS

1. Buyer must be owner occupied. Allowable number of rentals are currently at the maximum level according to the Bylaws. A unit cannot be sold for rental. This information must be shown on the listing.
2. Investment Property 1031 Exchange is not allowed.
3. Per Bylaws section 7.4 only a total of 2 household pets permitted
4. **Any work done on the unit affecting the outside wall must have Board approval** – such as replacing the electrical box, e.g., ground wire needs to be routed outside the building, correct routing of cables, etc. **Contact Board member, Marlene 503-853-9605, or Fred 503-256-5610.**
5. **For Sale sign must be no larger than 18x24 inches and can only be inside the unit window, not in front of the unit on the ground.** A small directional sign from Rose Pkwy to the access road is acceptable.
6. A one-time administrative fee will be billed to you for completing lender documentation, Title company demand form, and other realtor requests for documents; to be paid at time of billing. HOA Assist partners with CondoCerts to provide all necessary documents.
7. A \$25 charge will be included on the Title company's demand form if you, the Seller, fails to return the pool key to the HOA. Contact Board member **Michelle Gendron at 503-720-4111**, to arrange for the return of the pool key as soon as possible.
8. The Landscape Chair will do a walk-around to ensure the property is new owner ready according to the Landscape R&R's. Any findings will be reported and can be remedied.

9. Likewise, the Maintenance Chair will do a walk-around to ensure any Maintenance issues are identified according to the Maintenance R&R's. Any findings will be reported and can be remedied.
10. Commonwealth Association Management is the company that processes land lease payments. For current owner balances for those payments please contact **Sheri Struthers at 503-718-0658/sheri.struthers@cwres.com**
11. *HOA Assist is the company that maintains our financials. For current owner financial amounts please contact **HOA Assist at 855-952-8222; info@hoa-assist.com***

For any questions related to selling or buying a unit at Jasper Heights, please contact HOA Assist Resales Specialist, Lynn Loehr at lynn@hoa-assist.com