



## **NEWSLETTER – June 2025**

### **Hello Inland Shores Homeowners !**

Greetings from the Inland Shores Homeowners Association's Board of Directors. We hope that you are all doing well and enjoying the nice weather changes we experience in Oregon this time of year.

We have not had a newsletter update this year, so there is a lot to catch up on. It is our desire and intent to get on track with 3 to 4 annual newsletters moving forward (Spring, Summer, Fall and Winter). We missed the spring update so we will have a late summer newsletter and then resume with the seasonal newsletter updates from there.

### **Board Member Updates**

The Inland Shores Homeowners Board has recently elected Eric Meurer as our HOA board president. Eric has been in our community since its inception and will be a great resource to our community in his new role. We also have fully transitioned Kip Patterson as the HOA board member overseeing the landscape committee. Kip has a lot of experience in his profession at building partnerships with service providers and will be working closely with Pacific Landscape to develop a multi-year landscaping plan that carries and supports our Inland Shores community's future desires and visions. This is the first year in the past few years where we are once again fully staffed as an HOA board member team. Welcome Eric and Kip!

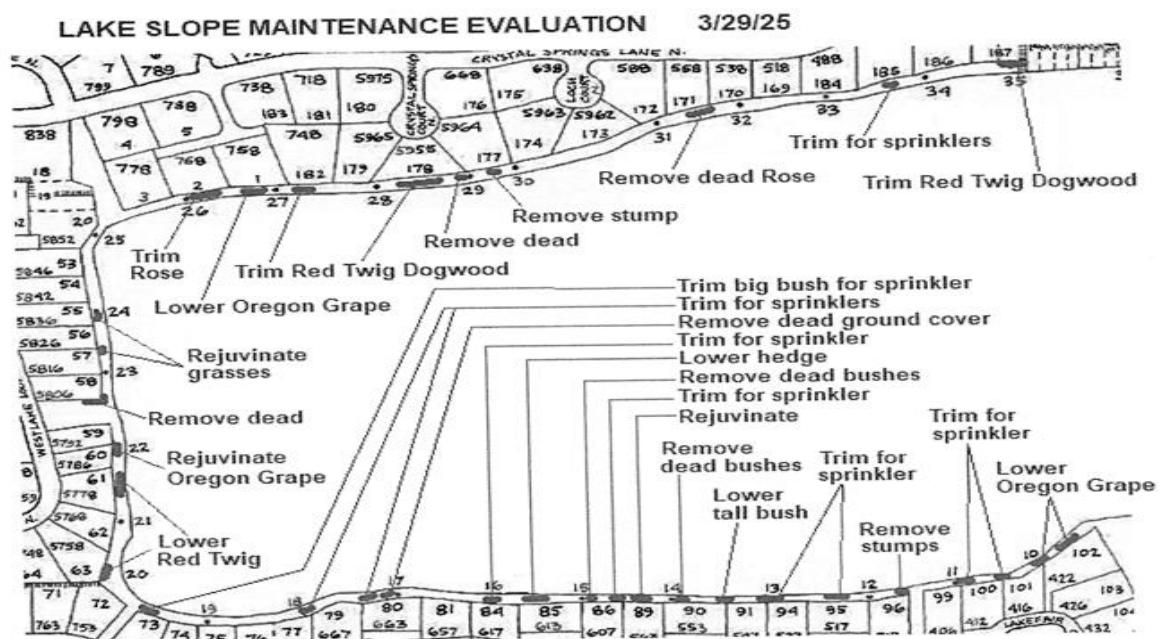
### **Landscape Topics**

**Common Area Landscaping:** Based on the Inland Shores Homeowners Association's landscape maintenance activities outlined in our current contract with Pacific Landscape, the HOA has maintained an updated approach to groundskeeping across all common areas. Weekly services focus on lawn care including mowing, edging, and trimming from March through October, with reduced frequency in winter months. Landscape beds are kept tidy with regular weeding and raking, and all hard surfaces are cleared of debris after each visit. Pruning of the neighborhood common area shrubs and trees is conducted with attention to aesthetics and plant health. Several dead trees have been removed from entrances to maintain our common ground landscape appearance. There has not been a need for any additional measures in pest control this year. Pacific Landscape is continuing to monitor this need as we progress through our summer months.

**Lake Hillside Landscaping:** Special focus is being given to the lakeside slope areas this year, based on homeowner comments and feedback. Over the last decade or two our hillside vegetation has evolved nicely and the need for additional maintenance is essential to keep all areas properly maintained in the future. The landscape committee and the HOA board members are continuing to work diligently to find a balance between our landscape budget and the desired individual homeowner preferences. We are continuing to follow a rotating weeding schedule that divides the lake slope into eight sections. One section is scheduled to be worked each week, giving us a 2-month cycle between each area service.

Based on homeowner feedback and the consensus of board member approval, we developed a more structured plan (See Diagram Below) to manage the many plant trimming and rejuvenation needs required throughout the entire hillside. Large tree maintenance is ongoing, and we are currently planning on addressing several trees on the south lakeside hill that is not listed on the map. The landscape committee is also investigating the spraying of rose bushes with chemicals on the hillside, which is a violation of our current rules and regulations. Please be aware that it is against our Inland Shores guidelines to spray any chemicals on the hillside.

Here is an outline identifying the specific landscape needs in 2025. This outlines what was planned for during our spring/summer walk with the Pacific Landscape management team.



Bark is scheduled to be dispersed in the common areas and on the lake hillside during the month of July. This will be completed in two separate phases. The common areas and the north shore hillside will be Phase 1 and the south shore and west shore will be Phase 2. To allow access to the hillside, several homeowner properties will need to be accessed to blow the bark in. The bark company will coordinate with those homeowners prior to landscaping the bark along the hillside areas.

**Irrigation Maintenance:** The irrigation system received its spring activation and early summer checkup, including minor repairs and monthly controller adjustments to accommodate seasonal watering demands. There were additional irrigation repairs of \$3,000 this spring as our system is now almost 30 years old and requires some additional parts replacement on top of the regular annual maintenance.

**Pond maintenance on Crystal Springs Lane:** Has included monthly service, algae control with animal-safe treatments, and seasonal water level adjustments. There is some additional weeding maintenance required around the pond that we are currently obtaining dates for completion on.

**Lakeside Wildlife:** One of the natural beauties of our Staats Lake Community is the wildlife around the lake. We are seeing a lot of new ducklings and goslings this year and are very pleased with the outcome and trend that our current landscape design is producing.

## From The Rule Infraction Committee (RIC)

Our neighborhood is as nice as it is due to all the effort of our homeowners to keep their properties looking great. Thank you, homeowners! To help us have an objective assessment of the appearance of our neighborhood, we hire Leupitz Inspection Services to do an annual inspection. Leupitz just completed their inspection and rule Violation Notices have been mailed out. If you received such a letter, please address the issue promptly. Thank you for helping us keep Inland Shores one of the best neighborhoods around.

**Bins:** Please remember that garbage/recycle bins should not be placed by the street earlier than Wednesday and should not be left at the street past Friday. *At all other times, bins should not be visible from HOA streets or Common Areas.*

**Parking:** We've been doing better at following our parking rules, but we're still having a problem with too many cars parking on the wrong side of the street (No Parking zones). Please be sure that you, your guests, and your service providers don't park in our clearly marked No Parking zones. As always, please do not park any vehicles on our streets overnight. If you see someone consistently violating our parking rules (or any rules), please send a note to the RIC, including the date, plate number, and address to which the vehicle is associated, so the RIC can deal with it officially. Please use the 'Contact RIC' link on our website or send an email to [ishoarc@hotmail.com](mailto:ishoarc@hotmail.com). Thank you.

## From The Staats Lake Association

**Lake-Use Permits:** As always, using the lake (fishing, boating, etc.) requires the display of a valid 2023 Lake-Use Permit. Our *Lake-Use Permit Policy* describes how owners can obtain a Permit. The Policy is posted in the two lakeside kiosks, and it is also on the HOA's website: [www.inlandshoreshomes.org](http://www.inlandshoreshomes.org).

**Lake Security Guard:** We will be having a professional security guard on-site occasionally this summer. His job will be to ensure that lake-users are displaying a Lake-Use Permit. If they do not have a Permit, they will be asked to leave the property. He will also be monitoring any unauthorized activity on the lake sidewalk or surrounding property.

**Comments and Questions:** The Staats Lake Association's email address is [staatslakeassociation@hotmail.com](mailto:staatslakeassociation@hotmail.com).

## Notes from the Treasurer

Last year we decided as board members to leverage more of our idle reserve fund balance into interest bearing bank CD's to achieve additional funding and to help offset the need for a homeowner dues increase in 2025. The additional CD's were staggered in maturity dates to ensure reserve fund liquidity and cash flow. We were successful in deferring dues increases and are happy to report that we are exceeding the budgeted earnings forecast on this balance sheet line item this year with CD interest earnings of \$9,438 YTD, as of our May, 2025 report out. As interest rates fall this year, we will continue to explore safe ways to leverage our unused reserve fund resources into higher yielding investment options. This strategy has proven to be successful in controlling future homeownership expenses within our community.

The other initiative that the treasurer and board members have begun is the reevaluation of our 2009 Reserve Fund Report with Taylor Management (who oversees our operating budget). What we have found is that there are some updates that we need to factor in which very likely can benefit our position as homeowners once a full evaluation has been conducted. For example: In 2009 (when the study was originally done), we had a wooden fence along Lockhaven and McClure. This fence has since been replaced, so fence staining is an expense that is no longer necessary in our budgeted reserve fund forecast and that positions us to explore whether removal at a cost savings or redirecting those funds toward other common area and lakeside needs, would be most beneficial to our community. This is an extensive process that we will plan to update homeowners on during our annual homeowners meeting this fall.

## Webmaster Updates

In our efforts to grow our newsletter communication on the topics that homeowners want to know more about, Randy Hostetler will be adding a "Communications Request" link to our Inland Shores Community Website that will allow homeowners to list the topics they most want to hear about. To access that link, go to the "Newsletter" tab at the top of our website page and it will be on the drop-down link from there.

This will allow the board members to have a more cohesive ability to share topics in our future newsletters that matter most to our homeowners. Look for the new link update under the "Newsletter" tab at the top of our website.

## Inland Shores Community Contact Links

Homeowners Board Members	-	<a href="https://inlandshoreshomes.org/contact-board">https://inlandshoreshomes.org/contact-board</a>
Landscape Committee	-	<a href="https://inlandshoreshomes.org/contact-landscape">https://inlandshoreshomes.org/contact-landscape</a>
ARC Committee	-	<a href="https://inlandshoreshomes.org/contact-arc">https://inlandshoreshomes.org/contact-arc</a>
RIC Committee	-	<a href="https://inlandshoreshomes.org/contact-ric">https://inlandshoreshomes.org/contact-ric</a>