Inland Shores Community
Staats Lake • Keizer, OR

Lake Forest Estates
Westlake Village
Lakefair Village



November 2026 Newsletter

Hello Inland Shores Homeowners!

Greetings from the Inland Shores Homeowners Association Board of Directors.

As we move into the holiday season, we'd like to thank everyone for helping make Inland Shores such an attractive place to live. Whether you've been enjoying walks around Staats Lake, spending time with neighbors, or simply taking pride in your property, your efforts help preserve the character and value of our community.

Looking Ahead – Inland Shores Vision 2050

"What do we want Inland Shores to look like 20 to 30 years from now?"

As our neighborhood enters its fourth decade, the Board has begun developing a long-range planning initiative we're calling **Inland Shores Vision 2050.** The goal isn't to make immediate changes, but rather to thoughtfully prepare for the future by considering topics such as:

- Preserving and enhancing property values
- Updating aging infrastructure (i.e. irrigation) and landscape planning
- Modernizing communication with homeowners by adding more social events
- Technology improvements to improve homeowner engagement via an updated website
- Evaluating future Architectural Review guidelines based on current housing trends
- Assessing wise water use regarding landscaping and sustainability options
- Long-term financial and reserve planning

Many of the families purchasing homes in Inland Shores over the coming decades will likely be younger households attracted by our larger homes, beautiful lake setting, and proximity to public schools. Planning today helps ensure our neighborhood remains an attractive and desirable place to live in the future.

Staats Lake Association (SLA) Update

The SLA focuses on maintaining the health and appearance of the lake environment. This includes appropriate enforcement of lake rules such as no bikes, skateboards, etc.; no unleashed dogs; and no feeding or harassing of the wildlife. (Note: You may have noticed that someone has been intentionally trying to scare off the geese. That's why they've been noisy at night. We are looking into that.) Please remember that displaying a valid Lake-Use Permit is required for all lake-use such as fishing, boating, etc. The Lake-Use Permit Policy can be found on the Association's website in the Rules, Regulations, and Requirements document. Comments for the SLA may be sent to staatslakeassociation@hotmail.com.

Landscape Review Committee Updates

Pacific Landscape continues its scheduled maintenance throughout the community, with seasonal irrigation, common-area landscaping, and routine pruning focused on maintaining the appearance and health of our shared spaces.

Rejuvenation of the southwest corner of the lake, between lamp posts 14 and 21, is now complete. The area includes new plantings and landscape rock, with additional adjustments planned to create a more natural appearance. Homeowner feedback has been very positive overall, with some concerns raised about ensuring the new plantings receive adequate water.

We have also been working with Pacific Landscape to address the best lakeside planting heights to ensure consistency around the lake. This is a delicate balance between homeowners who are seeking privacy from the path and visibility of the lake. We also need to ensure that the current irrigation system has access to the watering of all plants around the lake.

As noted in previous newsletters, several birch trees throughout the neighborhood have been affected by Bronze Birch Borer Beetle and will need to be removed. The Board has received contractor bids, with removal expected to begin in the coming months.

The Landscape Committee is also developing a long-term replacement strategy for affected trees. New trees will be introduced gradually using a greater variety of species to improve the health, diversity, and long-term resilience of our community landscape.

Architectural Review Committee (ARC) Reminder

Summer continues to be one of the busiest seasons for home improvement projects.

Please remember that **all exterior modifications** require Architectural Review Committee approval before work begins. This includes fencing, exterior paint colors, roofing, sheds, significant landscaping projects, and other visible exterior improvements.

Submitting your request before construction begins helps avoid delays and ensures consistency throughout the community. ARC guidelines are available on our community website: **https://inlandshoreshomes.org** in the Rules, Regulation, and Requirements document.

Community Reminder

This is a friendly reminder that the paths that access and surround Staats Lake are private and only for the use of property owners within the Staats Lake development and their families, guests, and invitee visitors.

As always, thank you for helping maintain the beauty of Inland Shores by:

- Keeping sidewalks and common areas free of debris
- Cleaning up after pets
- Reporting vandalism or suspicious activity
- Following the SLA rules, including the Lake-Use Permit Policy
- Being considerate neighbors

Stay Connected

Community Website: **https://inlandshoreshomes.org**

If you have questions, comments, or suggestions, please don't hesitate to contact your HOA Board through the website.
Thank you for helping keep Inland Shores one of the Valley's premier lake communities.

Homeowner Questions & Board Responses

Thank you to everyone who attended our September 28th Inland Shores Homeowners Meeting and shared questions, ideas and concerns. One of the themes we heard clearly was the desire for continued communication between homeowners and the Board. Below are answers and updates on several of the topics raised during the meeting.

1. Are business or commercial vehicles allowed to be parked in residential driveways?

HOA response:

The CC&Rs address this issue. Please send a photo of any vehicles in question to the RIC so it can be reviewed and an appropriate determination made.

2. Can something be done about the steep ramps leading down to the lake?

HOA response:

The Board will assess the access areas and possible safety improvements, including handrails. The review will consider safety, accessibility, cost, maintenance, and liability. Updates are expected in the 2027 newsletters.

3. Could the street-repair reserve be used to keep HOA dues from increasing for the next 5–10 years?

HOA response:

The Board reviews reserve needs, operating costs, infrastructure plans, and investment income throughout the year when considering assessments. Using reserves simply to delay a dues increase would not support responsible long-term planning. The goal is to keep dues reasonable while maintaining funds for future obligations. The boards primary method of managing the monthly dues assessment is by overseeing andcontrolling all expense lines on a year to year basis.

4. Can something be done to improve the cost without affecting the curb appeal appearance of the approximately six-foot strip along McClure Street which is outside the property line?

HOA response:

The Board is exploring lower-maintenance options for the strip while preserving the community's curb appeal. Options include replacing the lawn with ground cover or rock. We need to be careful here about spending HOA money. That strip of land belongs to the city and the adjacent homeowners are required to do the upkeep. The HOA has opted to mow the grass to maintain consistency with our neighborhood appeal. This green space has been maintained for the three decades of HOA existence.

5. If I remove a tree from my property, am I required to replace it?

HOA Response:

Generally, when a required tree is removed from the front yard of a property, it should be replaced. An exception may apply if the front yard has another qualifying tree.

Because individual properties and circumstances can vary, homeowners considering tree removal are required to contact the Architectural Review Committee before removing a tree to confirm the applicable requirements.

6. A question was raised on the large fish in Staats Lake. It was noted that they could possibly be eating baby ducks, and it was noted by the HOA Board to determine if anything should be done?

HOA Response:

The lake is a natural ecosystem, and the Board would want additional information before considering whether any intervention is appropriate. The Association will continue monitoring lake conditions and can seek appropriate wildlife or fisheries guidance if concerns warrant further action. Please be aware that such lake decisions are made by the Staats Lake Association, which includes representatives from the HOA and the East Association.

7. Can homeowners submit questions or topics for the HOA newsletter?

HOA Response:

Yes. The Board welcomes questions and topic suggestions from Inland Shores homeowners for future newsletters.

Our goal is to use the newsletter not only to provide Association updates, but also to address questions that are of interest to the broader neighborhood. Questions may be submitted to [HOA email/contact]. Consideration for a survey process on the Inland Shores Community website is currently under review by the board and effective ways to implement this process are being explored for implementation in 2027.

This supports the communication & transparency portion of Vision 2050 and creates a controlled way to increase homeowner engagement.

8. What is being done about the street sign leaning against a birch tree at West Lake and Sonata?

Thank you to the homeowner who brought this to our attention. The issue has been addressed and a contractor has completed the necessary repair.

9. Can speed bumps be installed to discourage school traffic and speeding through Inland Shores?

HOA Response:

Traffic volume and speeding through Inland Shores continue to be concerns raised by homeowners, particularly during school drop-off and pickup periods.

Several potential solutions have been discussed, including speed bumps, enhanced signage, communication and coordination with the school, and possible measures to discourage through-traffic at certain neighborhood entrances.

Homeowner feedback regarding speed bumps has been mixed. While some residents believe speed bumps could help reduce vehicle speeds and discourage traffic, others have expressed concerns about noise, vehicle impact, emergency access, traffic being redirected to other neighborhood streets, neighborhood aesthetics, and the effect on residents who travel these streets daily.

Given these differing viewpoints, the Board believes broader homeowner input would be helpful before considering whether speed bumps should be pursued. As part of our 2027 planning, the Board would like to explore an appropriate way to survey homeowners to better understand the level of community support and determine whether there is sufficient consensus to warrant further evaluation.

The Board has also previously considered the installation of gates or other access controls at Lakefair, Sonata Lane, and the west end of Crystal Springs. Based on prior discussions and evaluation, these options were determined to be cost-prohibitive and, in some locations, could create additional traffic or safety concerns. As a result, permanent gates are not currently considered a practical or reasonable solution.

The Board will continue to evaluate reasonable traffic-calming measures and opportunities to work with appropriate local authorities and the school, while seeking homeowner input on potential solutions.

10. How quickly should homeowners expect a response when contacting an HOA committee?

HOA Response:

The Association's goal is for homeowner inquiries directed to committees to receive an initial response within **72 hours**.

Depending upon the nature of the question, a complete answer may require additional research or Board consideration. In those situations, homeowners should still receive an acknowledgment within the response period along with an indication that the matter is being reviewed.

The Board is also aware of communication challenges involving the current HOA website and the routing of messages to individual Board member email accounts, which may have affected the timely receipt or response to some homeowner communications. We are actively working to resolve these issues and improve the reliability and consistency of our communication process. Thank you to those that shared their feedback at our homeowners meeting.