

Deline Homeowners Association
Meeting Minutes
August 14, 2012

ATTENDANCE: Peggy Franco, Neal Curtis, Don and Thelma Misener, Steve Schlangen, Jill Perez, and Marcia Kauffman.

MEETING WAS CALLED TO ORDER at 7:02 p.m.

LAST MONTH'S MINUTES: The minutes for June 2012 were approved -- a motion was made by Judy seconded by Steve, unanimously approved.

TREASURER'S REPORT: At this time, 100 homes have paid dues. House that sold: Lot 265. House on Jaylee is in foreclosure. House for sale by the greenway – at this time they are preparing the house to sell.

RV LOT: Don advised that the weed killer was not put down in the lot. Vasquez came and mowed it, but that is all he has done. It is too late to put the weed killer on it now as all the weeds are dead from the sun.

Don reports there are 4 spaces available.

NEW BUSINESS:

Neal called A&J and asked them to cut back the grass over the creek and to remove the broken limb on the north side of the greenway. He said they came out the next day, but did not do anything to the grass or the limb. He will see if they complete these projects next week. If they do not, he will call them again.

Home at 20435 SW Westside – Renters of Dimeo. This house is a mess outside. The board received several complaints in writing regarding this home. Marcia will call Dimeo and forward these letters to him. Will ask him to tell renter she needs to be in compliance with the CC&Rs.

Lot 283 (by the greenway): He has not mowed and this could be a fire hazard. There is graffiti on his fence. Steve will ask him to remove it. Marcia took a picture of it.

Homeowner's Bar-B-Que: The board decided to wait until October 13 to have a bar-b-que from 12 noon to 2 p.m. We will have pumpkin carving for the kids and ask the fire station to bring a fire truck.

Work Party: The board decided a work party was not necessary until spring when we will need to put bark dust down around the play structures. Marcia will ask Dan about greasing the merry-go-round.

MEETING ADJOURNED at 7:48 p.m. Motion by Neal, seconded by Thelma, unanimously approved by the board.

The next meeting will be September 11, 2012, at 7 p.m.

Tues. Aug. 14, 2012

To: Deline Home Owner's Association,

From: The McLeod's
20505 S.W. Westside Dr.
Aloha Or. 97007

We feel that fairness in the neighborhood by the association has not even been a consideration from a few years ago and even today. It seems neighbors who encounter the association, whether it be letters or verbal concerns, conversations, neighbors trying to comply, meetings where opinions had been expressed yet over looked, or placement of parking etc. It all seems to be working for the opinions of a few but not for the concerns of many. Oddly enough all the literature that we have read over-viewing Home Owner Associations and their function for the good of all neighbors is supposed to be a full and fair enforcement of said bylaws, non-bias, and equal judgment's from the board members regarding their fellow neighbors whether any one or many neighbors personally get along or not. We also feel that this association is being used for the convenience of who wants their personal grievance and or grievances met. So he/she becomes president or an alternative board member to take care of their own personal grievance whether its for the good of all neighbors or not. Keep in mind just because fellow neighbors are not board members and do not attend all meetings does not mean they are out of touch with the reality of what's happening in the neighborhood and how things are being handled. The standard opinion is to attend a meeting, well many have attended meetings and we have heard through conversation they were not satisfied with the outcome or non-outcome. So, taking all of this in consideration it is no wonder there are ongoing bylaw infractions that continue to grow, or have been ignored, or worked on for almost two years, and others are some how o.k. for a few but not for all. We would hate to think this is as simple as who you know or who is liked best. We believe the neighborhood is flowing with good neighbors as a whole most of all doing their best and deserve fairness from the association with ongoing matters. With that said, we do not understand why the continuous eye sore located at 20435 S.W. Westside Dr. has been allowed to go on for almost two years. We have been taking photos since April 2012 of this continuous eye sore and we well know it started before then. This residence has pets not being cared for properly, the property not being cared for at all. The potential for rodents and other undesirable critters to cause an infestation is ever present. For awhile garbage service was shut off and piled next to the house on the eastside. They have service now but for how long? Rental property or not this is inexcusable. We know the Demao's have a hand in this Rental and the roots of the bylaws. Don't you think he should be leading by example? That rental property should be kept up like other neighbors are expected to keep theirs up, not continually going down hill day in and day out. **We are tired, very tired, of looking at this mess..... Everyone else has to comply, so make them!!!!!!!!!!!!**







Aloha, OR 97007

August 14, 2012

Deline HOA,

I am writing this letter to let you know how unhappy I am over your lack of action regarding the condition of the property at 20435 SW Westside Dr. I've lived in the neighborhood for 20 years and have always gladly paid my dues, supported any increase been thankful there was an HOA to protect our property values, until now.

You don't have to go too far out of our neighborhood to see what happens to areas without HOAs. Unfortunately for the last year or so every time drive up my street and feel like I'm in "NO HOA LAND". I know there are bylaws that address this problem because you have addressed other less offensive issues in the past..so what's up?

I know this property owner owns at least two other homes on Westside and thankfully those renters take some pride in the homes. But what if we get renters that don't? It appears to me that this property owner is not held to the same standards as the rest of us and I have a problem with that. If Steve Dimeo wants to be a "slum lord" let him know he CAN'T DO IT IN OUR NEIGHBORHOOD!!!

I feel the neighbors on Westside have been very patient since this has been going on for a couple of years. I have safety concerns too. I know the police have been there on several occasions for all different reasons..is this how we want our neighborhood to be known?

In closing, I know yours is a thankless job and I do appreciate what you do for all the homeowners in the association. We have a nice neighborhood and it's a great place to live and I know it's because of all the hard work of neighbors like you.

Thanks,

August 13, 2012

Delise Homeowners Association
P.O. Box 5091
Albela, OR 97007

From: Pattie Kleckner
20480 S. St. Westside St.
Albela, OR 97007

To Whom it may concern,

I would like to express my dismay with the constant distraction that I and my neighbors are getting from the constant junked up rental property at 20435 S. St. Westside St. I have to see on a daily basis this property being junked up with garbages, to sofas in the driveway, junk in the yard and along the front of the house, garbages cans over flowing, the front doors leaning against the garage.

These kind of issues present a safety situation to surrounding neighbors by attracting cockroaches, rats, mice, etc. Besides being a safety hazard to our children and surrounding neighbors, may make selling homes on this street more difficult.

The constant condition of this property has been going on for 2 plus years with no resolution to the many complaints that have been made. Our association must take a more aggressive action. Continuing to call and make threats to the homeowner, we need to

take action.

The Homeowner (Dave Dimeo) should be leading by example. Instead, he chooses to ignore the issue because the pest is always paid on time.

The association should send a certified letter that he has been put on notice. Which should include, that if the home is not cleaned up the association will have it cleaned up at his expense.

He should be ashamed that we have allowed this pest to get out of control in our neighborhood.

Until this matter is resolved to mine and surrounding neighbors satisfaction, I will withhold payment of my dues.

Sincerely,
Pattie X Gilbre

Deline Home Owners Association

Tues Aug 14 2012

The McLeods
20505 S.W. Westside Dr.
Aloha Or. 97007

There are other concerns that have appeared in the neighborhood, maybe you are already made aware, maybe not. If you are walking towards the trail to feed the ducks or to go to Butternut creek grade school, the back way into the school field. The large split level house on the right is looking more like the troubled house on Westside. Only they like inoperable vehicles too as they are called. We have included pictures of that also. Actually there are a few more inoperable vehicles along that area of the neighborhood.



The tags are 2009