

# **Notice of Election of Four Board Members** **(2-year terms)**

Westridge Place HOA now has seven elected Board positions. Four positions will be elected for the first time to two-year positions expiring in April, 2010. Miron Washington is moving out of Westridge and his position on the Board will also need to be filled. We will be holding elections for five Board of Director positions with two-year terms at our Annual Meeting on October 9, 2007. The following homeowners have been nominated and have provided information for your consideration:

## **Ron Lewallen – 814 SE 197<sup>th</sup> Avenue**

My family and I have been residents of Westridge Place for seven years. I have worked for PacifiCorp for 27 years as a Materials Consultant/Project Manager. We have watched this community grow and I am interested in holding a position on the HOA board. We have many challenges ahead of us - increased traffic, landscaping contract bids and gated community relations are a few on the horizon. I welcome the opportunity to use my job experience to work on these and other issues. As one of the elected board members, I will work hard to keep Westridge Place a community to be proud of.

## **Sam Fenstermacher – 19710 SE 6<sup>th</sup> Way**

I am interested in serving on the Westridge Place HOA board of directors. I am a six year resident of Westridge Place and have been an active participant in discussions and activities of the HOA since I moved to Westridge in 2001. Previously I served on the Beaumont-Wilshire neighborhood board of directors in Northeast Portland as the Land Use Chair. I work for the Air Force Reserve in Portland. I also work as a realtor for Keller Williams Realty here in Vancouver. I've been a small business owner/partner and understand the challenges that brings. I want our neighborhood to be great and am willing to work to keep it as nice as it is.

## **Chris Clay – 521 SE 200<sup>th</sup> Place**

I am married to Deborah Clay, and we have three children (Forest 16, Mckenzie 14, and Carter 9). I served four years in the Marine Corps. I have been employed as a senior marketing and sales manager for BNSF Railway. We have lived in Westridge since 2002. I enjoy living in this community and would be honored to be a contributing member of our board. My goal is to continue to build a community that is beautiful and balanced, while attending to the rights of all our neighbors and striving to work together to ensure our neighborhood is a place for which we can be proud to live.

## **Bill Dalton – 19709 SE 9<sup>th</sup> St.**

My wife, Judy, and I have lived in Westridge since May 2002. I am employed as a director of Human Resources and Safety with over 30 years of management experience. I have strong leadership, communication and negotiation skills which will allow me contribute in a positive manner to the benefit of all in our neighborhood. This Association still has a number of challenges to work through and I am committed to maintaining all the strengths and correcting the weaknesses that will guarantee the beauty and charm of our unique neighborhood.

## **Randy Johnson – 500 SE 201<sup>st</sup> Avenue**

My wife, Shari, and I have lived in the Westridge Gated Community since July 2006. I am a sales manager with Johnson and Johnson. My personal interests are golf and fly fishing. I would like to continue the momentum built by the current elected Directors and work towards resolving the issues of the community.

# Request for Waiver of Audit Requirement

**RCW 64.038.045(3)** requires a homeowners association to have an annual independent financial audit if annual assessments meet or exceed \$50,000.00 for the year. Westridge Place HOA annual assessments in 2006 and 2007 exceeded \$50,000. RCW 64.038.045(3) also permits association members to vote waive this audit requirement if “67% of the votes cast by owners, in person or by proxy, at a meeting of the association at which a quorum is present, vote each year to waive the audit.”

Any homeowner may examine the financial records of the Association simply by making arrangements with the property manager, Marian Hughes of NW Management Exclusive.

**\*\*\*\*The Board of Directors recommends that the homeowners vote to waive the audit requirement because we feel it is prudent to use the two year savings to take care of necessary delayed maintenance and to increase our cash reserve for unexpected maintenance and repairs or other cost increases in the future. The budget document has been prepared assuming the homeowners will agree to waive these expenditures so we can see to common area maintenance.\*\*\*\*\***

## 2008 Budget Information

Westridge Place is nearly completed. In 2008, we expect 269 dues paying homeowners in the non gated portion of Westridge and 40 (out of 48) dues paying homeowners in the Gated Community. Our major common area is now nearly 10 years old in some places and is showing signs of age.

### Explanation of Dues Increase:

The dues have once again been increased by 6% as permitted by our CC&Rs. This is necessary to keep up with increased costs of maintenance of our common areas and to provide sufficient funds in 2008 to take care of deferred maintenance that simply can't wait any longer.

### Explanation of Common Expenditures:

Westridge Place HOA is required to maintain the entrance, medians and grassy areas and storm water retention areas along Westridge Boulevard as well as approximately 6 acres at the end of 10<sup>th</sup> St by the City of Vancouver pump house. This includes over 150 trees (pear, plum, ash, and several varieties of evergreen) and an equally large number of shrubs and nearly than two miles of sprinklers. In 2008, the Association will begin to maintain approximately 6 acres of common space in the southeast corner of our development (the gazebo area and 4.5 acres to the east) that will require mowing and weed eradication.

The entrance at SE 192<sup>nd</sup> Ave. has not been repainted in four years. The budget provides for repair and repainting of the entrance and the cinder block fence that runs to the north and south along SE 192<sup>nd</sup>.

The trees along the boulevard have never been pruned and pruning is badly needed. Pruning will promote the health and beauty of our trees and will remove branches that are impeding pedestrian and car traffic. In addition, our arborist has recommended that each of the tree wells be broadened

## **2008 Budget Information, Continued**

and mulched to promote tree health. The budget plans for this expenditure and will be performed in the winter which is the best time for tree pruning and will be the least expensive.

We have lost five trees in our common areas and it looks like some in the medians may need to be replaced. The budget plans for their replacement in the winter.

The swales on SE 196<sup>th</sup> and SE 7<sup>th</sup> Avenue need new landscape bark. In addition, there are shrubs that are performing poorly and after two years of tending clearly need to be replaced. Catherine Reneau and Karen York are donating ground covers and day lilies from their yards to improve the look of the swale on SE 7<sup>th</sup> but some soil amendments purchases will be necessary. We welcome any plant donations from anyone in the community. The budget provides for these expenditures.

We have lost several boxwoods and laurels throughout the common area and these need to be replaced. The budget provides for these expenditures.

Our sprinkler system is aging and we have spent over \$1,000 this year alone in sprinkler repairs. We have a leak that is increasing and will need to be repaired in 2008. This could turn out to be a significant expenditure.

The budget anticipates an increase in landscape maintenance costs to reflect the true cost of maintaining our common areas to the level expected by the community. This increase can be accomplished if the homeowners waive the 2006 and 2007 audit expense saving sufficient funds for this increase.

Our insurance costs are also increasing due to the types of property that we have in our Association. We are also expecting to incur legal fees in 2008 while we resolve various legal issues of the Association.

### **Gated Community Surcharge**

The gated community is a unique area with a unique set of concerns. The gates will soon be operational and the streets and sidewalks and streetlights are considered to be private property and maintenance is the responsibility of the homeowners within the gated area. The gated community must maintain a wetlands buffer area and storm water ponds which contain fountains that require regular maintenance. This area is currently unlandscaped and needs significant maintenance. The gated community is also responsible for wetlands mitigation expenses through 2010 and a reserve should be established to accumulate funds. These areas are exclusive to the gated community and the maintenance cost should be born by the members of the gated community.

Consequently, a separate section establishing additional dues as a surcharge on gated community homeowners sufficient to meet these estimated needs is enclosed in the budget document and must be approved by the gated community residents. If approved, the current reserve will be retained in savings and an additional assessment of \$485 per home will be assessed in addition to the basic dues in our Association.