

Willow Creek Estates

Home Owners Association Newsletter Canby, OR

Spring 2013



SPRING HAS ARRIVED!

Birds chirping, trees budding and flowers blooming are indeed welcomed signs that spring has arrived. This could very well mean you have a home improvement or landscape project on the horizon.

It's always fun to walk the neighborhood and see residents' skills and creativity at work in an effort to update and beautify their homes. Please keep in mind any exterior projects that "materially change" the appearance of your property must be submitted to the Architectural Committee "AC" for approval prior to commencing projects. Some examples would be a paint color change to the exterior of your home, major re-landscape projects, or installing a new fence.

Please refer to the Architectural Standards and CC&Rs posted on the website for a detailed description of WCE architectural restrictions and requirements. The Architectural Change Application can be accessed on the website under "Forms." Don't forget that the AC is available to answer questions and assist you where possible.

As you hone your gardening skills, please be cognizant that the beautiful flowers and greenery you plant for all to enjoy do not spill over onto the sidewalk and impede foot traffic.

WCE Annual Events Coming Up Volunteers Needed

Would you like to get involved in your neighborhood happenings but simply don't have the time for a long-term commitment? Here are a couple of opportunities to play an active role without a huge time commitment. Willow Creek Estates has two annual events that we would love to get neighbor participation in.



Annual Garage Sale

The neighborhood garage sale will be on June 7th & 8th. This one is easy! The oversight person would simply need to see that an ad is placed on Craigslist and that signs are made and posted around town.



Annual BBQ

The second annual event is the neighborhood BBQ, to be held on Friday, July 12th. We would love for WCE residents to get involved in planning and preparing for this event, possibly bringing some fresh ideas - think outside the box. We are looking for someone to chair this activity.

If you are interested in helping with either of these events, please email the board or contact a board member for more information.

wcehoaboard@gmail.com

We've gone Social! Find us on Facebook & subscribe at Willow Creek Estates, Canby, Oregon

<http://www.facebook.com/pages/Willow-Creek-Estates-Canby-Oregon/264273350350241>

Root of the Problem

Territorial Wall Update

In 2012, the WCE Board hired a professional surveyor to survey the wall adjacent to Territorial Road. The survey results showed that for the most part, the brick wall does not sit on home owner property. The Board and Wall Committee have completed extensive research on solutions to this wall and the damage that the trees are causing to the wall and sidewalk.

We regret to inform everyone that it looks like we will need to remove the beautiful maple trees that line our boundary with Territorial Rd. The Board has looked at many options, but the damage to the sidewalk and the brick wall is making it likely that if we don't remove the trees we'll incur expenses beyond our budget.



The current plan is to remove the trees in the fall, and replant as soon as possible with a tree that won't cause further damage. The Board welcomes your input about tree varieties or any other solutions to what has become a very expensive problem.



Do you want to get involved?

Contact the board to become more involved in your community!

wcehoaboard@gmail.com

Willow Creek Amended Bylaws and CC&Rs Passed

Dear Willow Creek Estates Homeowners,

We are pleased to announce that the WCE Homeowners Association Amended Bylaws and CC&Rs were approved by majority vote! They were recorded with the Clackamas County Recorder's Office on March 4, 2013.

The original documents were created in 1991 when WCE was first developed. Oregon laws pertaining to homeowner associations have changed significantly over the past 22 years, providing for more stringent accounting practices and greater protection of homeowner rights. The new documents were prepared in accordance with current Oregon statutes.

The process of amending the original documents began more than five years ago and was a laborious task involving more than 10% of WCE homeowners. We would like to commend and express our appreciation to everyone who worked diligently in this process. We also thank everyone who took the time to vote on the revised documents.

The final HOA vote count came in as follows: 67 Approve; 3 Do Not Approve; 15 did not vote. The Bylaws required approval by 50% (43 lots) and the CC&Rs required approval by 75% (65 lots) or greater.

The amended documents can be accessed on our website: www.willowcreekhomeowners.com. Please feel free to contact your Board of Directors if you have any questions or concerns.

Your 2013 Board of Directors
Dave Koch, President
Jesse Villarreal, Vice President
Laurel Lukesh, Treasurer
Viki Carlin, Secretary
Ken Simmons, Member at Large

*A copy of this letter was sent to all residents whom have provided the board with their email address. If you did not receive a copy and would like to receive future correspondence electronically, please provide the board a current email address.