

Persimmon Country Club Community Homeowners Association

April 2017

Annual Owners Meeting

Yet another year has rolled around and it's time again for our Persimmon Homeowners Association annual meeting. The sign-in begins at 6 p.m. Tuesday, May 9 with the meeting starting at 6:30 p.m. in the Banquet Building at Persimmon Country Club.



The annual owners meeting provides an opportunity for the Board to inform owners of the state of our homeowners' association. The focus of the meeting will be reporting to owners what has been accomplished in the past year, the condition of our finances and the election of Board members.

Official notice of the meeting, an agenda and a proxy form (in the event you are unable to attend the meeting) are enclosed. Actions taken at the meeting are only official if a quorum is in attendance, so it is very important that you attend the meeting or submit a signed proxy.

Also enclosed is an Owner Information Form that can be completed and returned with your proxy. It is especially helpful for the Board to have your email address so we can keep you updated on information pertinent to our community.

We welcome every homeowner to come to our annual meeting as your insights and input help to make our community an even better place in which to live. Please take advantage of this opportunity to renew acquaintances, make new friends and share an evening together. Refreshments are provided. We look forward to seeing you there.



It's been a long, wet Oregon winter, but there have been several beautiful rainbows over the Persimmon community!

This one was captured by Board member Susan Spencer.

Your Board of Directors

Steve Lewis
President

Chris Lyons
Vice President

Cindy Hansen
Secretary

Dennis Anderson
Treasurer

Susan Spencer
Director

Quinton Smith
Director

Bob Lilly
Director

You may contact
Board members via
Community
Management, Inc.
503-233-0300
nancyl@
communitymgt.com
503-445-1102
(direct)

Financial Outlook



We are very pleased to report that once again the financial state of the Persimmon Homeowners Association appears strong. It gave HOA Board members great satisfaction to be able to approve a special one-time reduction in dues to \$700, which was due on March 1, 2017. This is quite a decrease from the \$800 or \$900 in past years. While such reductions may not be maintained indefinitely, we wish to thank all Homeowners who paid their dues on time and in full to take advantage of this opportunity. Our dues pay for vital services in our community that preserve and even increase our property values. These services include security, landscaping, the management company, general maintenance, assorted fees, taxes and utilities.

Most all neighbors do pay their annual fees. However, there are a few neighbors who are slow in meeting this obligation. We all benefit from the services provided by our dues, and we all agreed to pay them when our homes were purchased. If you are one of the few who has not yet paid your HOA fees for 2017, they are now past due and you will be contacted. The financial outlook is strong—let's all keep it that way!



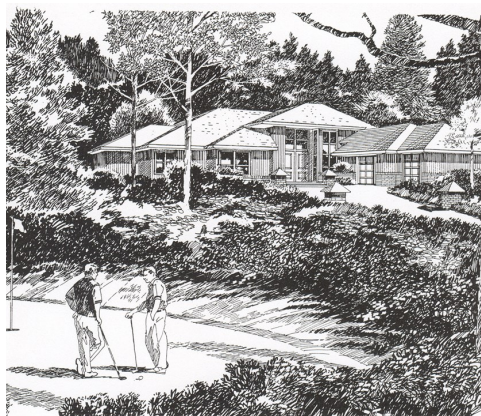
Maintenance Reminder:

The City of Gresham sends the street sweeper to our neighborhood on the fourth Thursday of each month. This is good to know so we can make sure vehicles are out of the street on that day.

Election of Officers

Board member elections will be conducted at our annual owners meeting. The terms of two Board members will be coming to an end soon. Those two Board members are Chris Lyons and Steve Lewis, and they have consented to run for reelection. Any resident interested in running for one of these three-year terms on the Board should please contact Board president Steve Lewis at 971-645-1445 or by email at: stevelewis1947@gmail.com.

Design Review Process Reminder



The Persimmon Homeowner Association's design review process is easy and generally **no fee is required**. Owners simply fill out a one-page form. A member of the Design Review Committee (a sub-committee of the Board) will either approve or disapprove the project according to our CC&R's. Only in instances when a proposal is complex will an architect be employed. In those cases, the owner will be charged a fee.

The one-page application must be submitted for every type of change, even repainting your home the original color it is now. Forms are available from Community Management, Inc. at 503-445-1102 or online at www.PersimmonCCC.org.

Community Safety Patrol



Our Community Safety Patrol provides at least one security officer on foot or in a marked vehicle to conduct random patrols. The security firm also monitors the covenants and restrictions for possible violations. Contact information for Community Safety Services is: 500 S. E. Butler Road, 503-674-3274, marius@cspatrol.com

The following are a few of the services provided by Community Safety Patrol:

- ◇ Investigate suspicious vehicles and persons
- ◇ Random security patrols of the community
- ◇ Alert homeowners when unsecured areas and vehicles are found
- ◇ Conduct vacant house checks and secure packages until homeowner returns
- ◇ Respond to residential alarms
- ◇ Trespass individuals from community as outlined in the trespass enabling agreement
- ◇ Report street light damages or outages to PGE
- ◇ Report maintenance/safety matters to the HOA or management company
- ◇ Respond to noise complaints, animal-related calls or other disturbances
- ◇ Daily checks of the community mailboxes, common areas and properties
- ◇ Clear various road hazards
- ◇ Resolve parking complaints before police are utilized

The security patrol cannot be everywhere at once, so please report any suspicious activity to them. (Note from Marius: If we are not on duty when you call, please leave a message and provide us with a call back number, and a security officer will get back to you as soon as possible.)

Neighborhood Maintenance and Improvements

Highlights for the year include:

- ◇ The monument and stone entrance railings at Butler and Regner were pressure washed, and the "Persimmon Neighborhood" signs on either side of the monument were replaced.
- ◇ Sidewalks along Butler were pressure washed.
- ◇ Small sapling trees and brush along Regner south of Butler were interfering with the sight line for vehicles and causing a safety concern. The brush and saplings were cleared back far enough to restore the line of sight while still maintaining an attractive green buffer along this busy street.
- ◇ Winter storms were very intense, and there were a lot of fallen trees and other landscape damage. Some of this damage was on private property, and some damage occurred in the HOA common areas. We would like to send a big thank you to Marius and Community Safety Patrol and community members for their work on the initial cleanup involving the removal of branches from our roadways. Another round of cleanup was performed by our landscape company, Willamette Landscape. More challenging cleanup involved the removal of damaged trees in a number of areas by an arborist. A big thank you to board member Susan Spencer who coordinated all these efforts!
- ◇ Other landscape work involved the removal and/or pruning of trees that posed a potential moderate risk in common areas adjacent to homes.

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Neighborhood Maintenance and Improvements (Continued from page 3)

Upcoming projects include:

- ◇ The common areas at the north and south corners of Regner and Butler are getting a complete redesign this Spring. Now that the new stop signs are in, the project can proceed without the risk of new plants getting damaged. Part of the reason for doing this work is to restore the sightline to the north of Butler. The ground level will be lowered, and the new design will take into account the line of sight situation which has been an issue for many residents. The redesign includes new rockwork, a dry streambed, plantings appropriate for the area and a revised irrigation system.
- ◇ Another eagerly anticipated project is the application of bark dust for the Master's Collection, Villas, and some of the HOA common areas. We plan for this work to be completed in May. To prevent bark dust from being blown into air conditioning units, homeowners in the Master's Collection and the Villas should be sure to cover their air conditioning unit before bark dust installation. Once the bark dust application date has been scheduled we will share that information.
- ◇ We will all soon benefit from a newly updated and redesigned Persimmon HOA website. Thanks to the skills and volunteer time of board member Bob Lilly, our new website will be more user friendly, will contain up-to-date and pertinent information, and will cost considerably less money than we have paid in the past.
- ◇ We are eagerly awaiting the installation of a flashing speed limit sign to be located along Butler Road. It is hoped this will cut down on speeding in this area. Board member Dennis Anderson has put a lot of time and effort into this project, and he is currently working with the City of Gresham so we can meet city code requirements.



In contrast to the rainbows, Board member Susan Spencer also captured the December and January storm damage from undeveloped lots on Deer Creek Road.



Board member Dennis Anderson holds a mock speed sign of his making to test a possible location of a flashing speed sign on Butler Road.