

Persimmon Country Club Community Homeowners Association

April 2018

Annual Owners Meeting

It's that time of year again when our annual Persimmon Homeowners Association meeting is held. The meeting will be held in the Banquet Building at Persimmon Country Club. The sign-in begins at 6 p.m. on Monday, May 14, 2018 with the meeting starting at 6:30 p.m.

The official reason for this meeting is to provide an opportunity for the Board to inform homeowners 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.

The additional but unofficial benefit of this meeting is that it provides an opportunity for neighbors to meet together. The Board is always pleased to receive insights and input from homeowners. As neighbors we also have the chance to renew acquaintances, meet new neighbors and visit with one another. Refreshments are provided.



Please note that the 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.

Please note that there is a spot on the proxy form for your email address. It is especially helpful for the Board to have your email address so we can keep you updated on information pertinent to our community.

Thank you all for your contributions in making our Persimmon Country Club Community a friendly, warm and beautiful neighborhood in which to live! We look forward to seeing you at the meeting.

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



Your Board of Directors

Bob Lilly
President

Chris Lyons
Vice President

Cindy Hansen
Secretary

Dennis Anderson
Treasurer

Susan Spencer
Director

Steve Lewis
Director

Michael Pehrson
Director

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

Financial Outlook



We are pleased to report that once again the financial state of the Persimmon Homeowners Association appears strong. As the secretary of the HOA responsible for writing our newsletter for multiple years, each year I have attempted to write that first sentence different ways to avoid being repetitive. It occurred to me this year that we can all be very appreciative that year after year the report has been consistently the same. This was true even during economically-troubled years of the past decade. There are several reasons we have been so fortunate:

- We have had qualified, honest and responsible neighbors serve as treasurers on our HOA Board. Presently Dennis Anderson serves us all in that capacity. His past career as an accountant prepared him well for this assignment. He is very careful and conscientious with our funds and spends many hours on our behalf managing HOA funds.
- We have a Board that has been very careful with HOA funds. The Board has taken all expenditures of our funds very seriously. We know that HOA fees are paid with your hard-earned money, and the Board has not taken the stewardship of those funds lightly.
- The last reason is that most neighbors pay their annual fees. Thank you very much! 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.

While our financial state is strong, it could be better. Even though most neighbors pay their annual fees, there are a few neighbors who are delinquent 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 2018, they are now past due and you will be contacted. The financial outlook is strong—let's all keep it that way!

Election of Officers/Appointment of Replacement Board Member

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 Bob Lilly and Cindy Hansen:

Bob Lilly, now serving as the Board president, joined the Board in 2016 to serve out the remainder of the term vacated by Michael Patrick. That term is now ending, and Bob has consented to run for reelection.

Cindy Hansen has served on the Board for nine years and has decided not to run for reelection. As secretary, Cindy has been responsible for insuring the accuracy of meeting minutes and for pulling together community information for the annual newsletters. Her contributions as a member of the Board of Directors have been consistently positive and insightful, always with the best interests of the community in mind, and she will be sorely missed by the Board; we thank her for her service.

Roger Mickey has been nominated to run for a position on the Board. Any resident also interested in running for one of these three-year terms on the Board should please contact Board president Bob Lilly at 503-781-8283 or www.connectconsultingfirm.com

The Board would like to announce the appointment of **Mike Pehrson** to fill the vacancy on the Board left by Quinton Smith who moved from our neighborhood earlier this year. The Board conducted interviews and selected Mike Pehrson to serve out the remainder of Quinton's term. We would like to thank Quinton for his service, and we look forward to serving with Mike.

Neighborhood Maintenance and Improvements

- ◇ Please check our new and improved website at www.persimmonccc.org. The address is the same but the website has been reconfigured and simplified to make it more convenient and user friendly. This is all thanks to our Board president, Bob Lilly, who shared his expertise and donated his time at a significant cost savings of HOA funds.
- ◇ The common areas at the north and south corners of Regner and Butler (which is the entrance to our neighborhood) received new landscaping. The redesign included new rockwork, a dry streambed, plantings appropriate for the area and a revised irrigation system. A benefit of the redesign is that it lowered the ground level around the monument and restored a clearer sightline of traffic to the north on Regner.
- ◇ The common areas on the west and east corners of Augusta Way at Butler also received a fresh landscape redesign that ties in with the redesign at Regner and Butler.
- ◇ The Master's Collection, the Villas and some of the HOA common areas received new bark dust.
- ◇ A flashing speed limit sign was installed on Butler Road between Augusta Way and Augusta Loop. Thanks to Dennis Anderson for his many hours of work to make this installation a reality!
- ◇ Just a 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.



**Landscape
Enhancements
along Butler Road.**



A year ago, 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, and this week, stands by the real working sign.





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.)

Pet Etiquette

We are a pet-loving community, and we especially love to walk our dogs. This is a good thing, however, there are rules and courtesies that all dog owners should follow so we can live harmoniously and happily as neighbors. Two of these rules are especially important:

- Dogs should always be on a leash when being walked in the neighborhood. It doesn't matter how well trained your pet may be, it is a safety and protection for your pet and a courtesy to all neighbors.
- There may be a nicer way to say this next rule, but not a clearer way: Please pick up your pet poop! Not one single neighbor in our entire community welcomes pet poop in their yard. To address this problem and make it more convenient for dog owners, the Board has recently approved the purchase and installation of two pet waste stations. These stations will dispense small plastic bags and also provide a basket for disposal of pet waste. Look for them to be installed in the coming months.

