

Summary of the Oak Creek Homeowners' Association Annual Meeting September 14, 2003

Twenty-five families were represented at the annual meeting and potluck dinner. Four firefighters from Fire Station 18 brought their truck to the party and talked with neighborhood kids.

Elizabeth Donohue called the annual meeting to order, asking residents to sign in on the neighborhood roster, and to please provide an e-mail address if one is not currently included.

The current officers will continue to serve for another year:

President, Elizabeth Donohue (Biz)

Vice President, Lori Meuser

Secretary, Elizabeth Engberg

Treasurer, Beth Moore

Tract A

Initial work on the Tract A re-vegetation project is complete. Cutting and spraying of non-native plants took place in late spring. Planting of native plants will begin in Spring 2004. The association received approval for a supplemental grant (approximately \$3,000) from the Oregon Watershed Enhancement Board (OWEB) to complete the project. This would make the project free of cost to the Association. The grant does require homeowners to participate in the project by photo-documenting during each phase (before and after demolition, several times after planting) as well as to help in the planting of native plants in the Spring. However, payment of the grant is contingent upon Oregon Lottery receipts so funding is not secure. In light of this homeowners discussed the current balance in Association fund.

Treasurer's Report

We currently have a balance of \$4,153.41, before assessment of 2003-04 dues. The largest liability for the year will be \$3,000 for the completion of the Tract A re-vegetation project. Homeowners discussed whether to suspend collection of \$50 association dues for 2003-04 and decided that, because outside funding of the Tract A project was not secure, dues should be collected as usual. A \$50 check should be made out to: Oak Creek Homeowners Association and sent to Beth Moore (Treasurer) at 11729 SW 28th Place.

Street Safety

Speeding through the streets in Oak Creek has become a problem. Elizabeth Donohue (Biz) researched solutions by calling Steve Andresco, the Portland Police Officer assigned to our area. In addition to the neon safety figures already in place, we have the option of installing a radar speed monitor, tracking chronic speeders in the area and filing a report with Portland police or even installing speed bumps. Tammy Jones has agreed to follow up and research solutions.

Port-a-Potty at Stephenson Elementary

Homeowners discussed whether the Association should fund the installation and upkeep of a portable toilet on the grounds of Stephenson Elementary for homeowners that use

the field when the school is closed. The cost is \$78.50 per month for weekly cleaning. Biz will follow up by recruiting other homeowner associations in the area to help cover the cost, as well as to call Mt. Sylvania Soccer League and Little League. If other associations do not contribute, Oak Creek Association will cover the cost for 6 months.

Other Items

Peggy Maguire, a neighbor and attorney, volunteered to investigate whether Tract A owners could and should have an insurance policy to cover their interest in Tract A. Tract A is not owned by the Association, but by 27 individual homeowners.

Anyone interested in holding a "Summer Olympics," next June or July, for families in our neighborhood, with events on each cul-de-sac, should contact Biz. She would especially appreciate the participation of teenagers in planning this.

Kevin Thompson, who has kept green space at the intersection of Oak Creek and Vesta nicely mowed for years, is moving. Anyone (i.e. teenager) interested in earning money by mowing that space should contact Cole Moore at (503) 293-5145. Cole will head up a committee of all interested mowers and create a rotating mowing schedule to be submitted to the Association officers.

Several homeowners that have used AAA Roofing have found their service to be sorely lacking and would not recommend their service. AAA has marketed throughout the neighborhood.

Pet owners walking their dogs at Stephenson Elementary are strongly encouraged to clean up after their dogs. Several neighbors have noted that dog poop on school grounds has been out of control lately.

Please be aware that several neighbors have recently noticed a man moving from house to house sorting through recycling bins on Monday mornings.

Finally, neighbor Karen Smith lost her battle with ovarian cancer this past weekend. There will be a memorial in celebration of Karen's life at Greater Portland Bible Church, 2374 SW Vermont Street on Saturday, September 20 at 3:00 p.m. In lieu of flowers, Karen's request is for donations to her daughter's charity: US Kids Need Help, c/o Taylor Smith, 11523 SW Oak Creek Drive.

September 18, 2003

March 1, 2003

Dear Oak Creek Homeowners:

On January 27, 2003, Darian Santner from the City of Portland's Watershed Revegetation Program (WRP) discussed the proposal to revegetate Tract A. The quorum of homeowners present at the meeting voted to approve that our Association enter into a contract with the City to complete this project.

Project Summary

The City is proposing a 5-year project that will cover the nearly 3 acres of land straddling Oak Creek from the corner of Oak Creek Drive and Vesta to the cul-de-sac at the bottom of Oak Creek Drive. The goal of the project is improve the health of the Tryon Creek watershed by restoring native vegetation and forest canopy.

Beginning in April 2003, City-contracted workers will begin removing the invasive plants (blackberries, ivy and others). Chain saws will be used to cut plants down to within 6 inches of the ground.

In early June 2003, contractors will use herbicides to kill any new invasive sprouts. Native grass seed will be spread throughout the area to prevent erosion during the year and to speed breakdown of residual plant debris. The herbicides are Round-Up and Garlong (also known as Crossbow), and they have been chosen because they breakdown quickly in the soil and stay contained in the area in which they are sprayed. They are not known to be harmful to humans or animals in the amount that the City proposes to use. Signs will be posted when herbicides have been sprayed.

In the spring of 2004, contractors will return to plant the area with approximately 1,600 native plants per acre. These will include plants such as Douglas Fir, Cedar, Alder and Oregon grape.

In each of the following three years (2005-07), workers will return to weed the area, and to ensure that new plantings are surviving. There should be a dense planting of 20-25 foot trees within five years.

All work will be done between 8:00 a.m. and 5:00 p.m. on weekdays. Homeowners are encouraged to be involved, and the WRP would be happy to have your input. I was selected to be the contact person for the WRP. Homeowners will be notified via e-mail prior to the beginning of each phase of work. The chain saw work will be very noisy. If you wish to be on the e-mail notification list please send your e-mail address to Elizabeth Engberg at epengberg@CS.com

Project Costs

In order to commit to the project, the City is requesting access to the area as well as 10% of the entire cost of the five-year project. The total cost is calculated as \$10,500 per acre or \$30,000+ for Tract A. Therefore, homeowners are being asked to pay \$3,097 up front for the 5-year project. The City will pay the balance. Homeowners at the January 27th

meeting voted to pay the \$3,097 from funds currently in the Association's bank account. It was felt that although there may be 27 legal owners of Tract A, all 50 owners of homes in our development share the benefit of a having a green space.

Additionally, I have applied for a grant from the Oregon Watershed Enhancement Board (OWEB) that could cover a portion, and possibly all, of the Association's cost of this project. We will know the status of our grant request shortly after March 10, 2003. The granting agency strongly encourages neighborhood participation. Two key aspects where we could be involved is planting and photomonitoring.

Treasurer's Report

There is currently a \$4,856.33 balance in the Association's account. The Association spends approximately \$1,700 per year for grounds maintenance and small administrative costs. An additional \$2,500 will be collected from Homeowners in the form of annual dues in June, 2003.

Ownership of Tract A

A key issue in this revegetation project has been the ownership of the Tract A property. When the Oak Creek area was first developed in the late-1980s, the original purchasers had the option of buying an interest in Tract A. There are 27 legal owners of Tract A, which include all the 18 properties in Oak Creek Estates plus nine homeowners sprinkled throughout the Oak Creek development.

Up until recently, some of the owners of Tract A were not aware that they are owners. Recent title searches conducted on properties that supposedly hold an interest in Tract A have not indicated such ownership.

Several homeowners have expressed concern that there may be insurance and tax implications for owners of Tract A and that ownership should be indicated during the sale and purchase of homes. I would like to form a committee similar to the Architectural Review Committee that will be charged with researching ownership of Tract A and making recommendations to all homeowners.

I am proposing that the "Tract A Committee" would include 4-5 homeowners as follows: one original owner (purchased their home here new), one more recent owner (purchased their home from an original or subsequent owner), and one owner who does not own a portion of Tract A and one that does. It would also be helpful to have one or two attorneys serve (voluntarily) on the committee to help us determine a scope of work should we need to hire legal counsel. Please call me if you are interested in serving on this committee.

Thank you to all of you that attended the January 27 meeting. Please call me if you have any questions.

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