

FALL 2005

CLEARMEADOWS
COMMUNITY

BOARD OF
DIRECTORS

President:
Marc Jones

Vice President:
Melissa Waits

Secretary:
Vacant

Treasurer:
Bea Weimer

Community Management
16420 SE McGillivray Blvd.,
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Accounting Rep:
Ed Arevalo 882-8367

Community Rep:
Melissa Waits 521-4937

BOARD MEETINGS

Board Meetings are held every 2nd Wednesday of every month. The meetings will be held at the Fisher's Landing Transit Center at 3610 SE 164th Avenue.

You are all welcome to attend!

Please remember that before residing, repainting or making any modification to your home or lot, you must request Architectural Approval. You may print the form from the website. www.clearmeadows.org

THE MEADOW TIMES

Covenants: What do you mean I can't do that??

What's that you say? You're planning hot pink trim on your house? Chicken wire to fence your property? Yes, a greenhouse built entirely out of used pop bottles sounds interesting, but you might want to read this first.

When the original developer, the Newland Group, divided this land and common areas, it became Clearmeadows Community Association. At that time, by law, an Association was created and the developer recorded the Covenants, Conditions and Restrictions, which set rules that ALL future owners (that's us) must follow. When we closed the purchase of our homes, we should have received a copy of this document from the title company.

The purpose of the CC&R's is not to torture certain owners, but to delineate basic rules, which establish the rights and obligations of each lot owner in our community. As Clearmeadows was developed, the CC&R's provided regulations that homebuilders were obligated to follow. The CC&R's also provide directions for the maintenance of our common areas and the management of our Homeowners' Association.

We focus here on another component of the CC&R's: Regulations regarding specific uses of each individual property.

The core of these regulations can be found in Article XII of the CC&R's. Examples include restrictions on exterior paint colors (no hot pink), fence materials (no chicken wire) and conformity of accessory structures with the house (no recycled pop bottle greenhouses, sorry). They provide our community with the means to insure continued design uniformity, which is intended to preserve our property values.

The association board is empowered by the CC&R's to enforce them, and the board has adopted a policy for doing so. If a violation exists, say a boat is parked in the driveway, Northwest Business Exclusive, sends a notice to the resident explaining the violation and requesting compliance. If the violation persists, a fine is issued. Continuing violations will result in escalating and accumulating fines.

In case you are wondering, the CC&R's can be changed, but changes are very difficult to make because they require approval by 75% (312 owners).

The majority of owners who bought into Clearmeadows was because it was governed by CC&R's that protect the value of their home.

Please help keep Clearmeadows a beautiful and proud place to live.

TRICK OR TREAT SEASON Halloween will be here before you know it. We have plenty of children in the community and neighboring communities who will be trick or treating. Please remember the golden rule on Halloween night; if you are open to trick or treaters, keep your porch light on. If you do not want trick or treaters, just keep that light off! And please remember to drive slowly.

COVENANT OF THE QUARTER

Article XII, Use Restrictions, Section 8, All BASKETBALL HOOPS, and backboards, clotheslines, garbage cans, above ground storage tanks, mechanical equipment, and other similar items on Units shall be located or screened so as to be concealed from view of neighboring units, streets and property located adjacent to the unit. All rubbish, trash and garbage shall be stored in appropriate containers approved pursuant to Article XI hereof and shall regularly be removed from the properties and shall not be allowed to accumulate thereon.

WIND VS. RECYCLING

Doesn't it seem as though the wind blows the hardest on garbage pick-up day?

The winds are definitely blowing so please make sure that your trash can lids are secure and put your heaviest recycle container on top and secure your paper, cardboard and anything else that has potential to blow away.

A brick placed on top of the recycling bin is an effective tool to prevent you recyclables from blowing around.

You would be amazed at what shows up in yards and in the streets.

PLEASE READ THE PAPER-WORK THAT IS INCLUDED WITH THIS NEWSLETTER. THE ANNUAL MEETING IS SCHEDULED FOR WEDNESDAY, OCTOBER 12TH, 2005 AT 6PM AT THE FISHER'S LANDING TRANSIT CENTER, UPSTAIRS.

SEE YOU THERE!

A great
THANK YOU

to those owners that volunteered and made the 4th of July Celebration a huge **SUCCESS!** We had more than 400 guests attend this event.

LEAVES, LEAVES AND MORE LEAVES!!

Please remember that raking leaves into the street not only causes a slipping hazard but also plugs up the street drains causing flooding in the streets. Per the City of Vancouver, it is illegal to rake leaves in the street and could possibly be fined by Code Enforcement.

Please recycle your leaves in a safe and respectful manner.
Your efforts are greatly appreciated!

BACK TO SCHOOL - Please, please, please drive slowly through the community. The children are back in school which means they will be waiting for the buses throughout the community. As the days get shorter, it will be very dark in the morning and the evening, so please be respectful to the community and slow down.

A WORD TO THE WISE - Our homes and backyards are very close together and it is almost impossible not to see or hear each other. Please keep your TV, Stereo and guests at a respectful volume.

CATS and DOGS and POOP, Oh My! - "My animal wouldn't hurt anyone", Please remember that you are the only one that knows that. When an animal comes running at you, it can be extremely frightening. Please keep your animals, including cats on your own property. All animals should be kept on a leash when out in the community. AND, no one likes to find "surprises" from other owners' pets.

SATELLITE DISHES - The Association does not require pre-approval for 1 meter in diameter Satellite Dishes. The only courtesy that we ask is that you install the dish in the back of your home. This avoids an unsightly dish sticking out of the front or side of your home. No other size dishes or antennas are permitted.

GARBAGE AND YARD DEBRIS CANS/RECYCLE BINS - Please remember that these items must be screened behind an enclosed fence or in your garage except on garbage pick-up day.

PARKING - On-street parking is strictly prohibited. We encourage owners to call 521-4937 to report owners who are violating the CC&R's. We will need the address of the violator and make and license plate number of the vehicle.

JUST FOR LAUGHS....You might be from the Pacific Northwest if. . .

1. You know the state flower (Mildew)
2. You feel guilty throwing aluminum cans or paper in the trash.
3. Use the statement "sun break" and know what it means.
4. You know more than 10 ways to order coffee.
5. You know more people who own boats than air conditioners.
6. You feel overdressed wearing a suit to a nice restaurant.
7. You stand on a deserted corner in the rain waiting for the "Walk" signal.
8. You consider that if it has no snow or has not recently erupted, it is not a real mountain.
9. You can taste the difference between Starbucks, Seattle's Best, and Veneto's.
10. You know the difference between Chinook, Coho, and Sockeye salmon.
11. You know how to pronounce Sequim, Puyallup, Issaquah, Oregon, and Willamette.
12. You consider swimming an indoor sport.
13. You can tell the difference between Japanese, Chinese and Thai food.
14. In winter, you go to work in the dark and come home in the dark-while only working eight-hour days.
15. You never go camping without waterproof matches and a poncho.
16. You are not fazed by "Today's forecast: showers followed by rain," and "Tomorrow's forecast: rain followed by showers."
17. You cannot wait for a day with "showers and sun breaks".
18. You have no concept of humidity without precipitation.
19. You know that Boring is a town in Oregon and not just a state of mind.
20. You can point to at least two volcanoes, even if you cannot see through the cloud cover.
21. You notice "the mountain is out" when it is a pretty day and you can actually see it.
22. You put on your shorts when the temperature gets above 50, but still wear your hiking boots and parka.
23. You switch to your sandals when it gets about 60, but keep the socks on.
24. You have actually used your mountain bike on a mountain.
25. You think people who use umbrellas are either wimps or tourists.
26. You buy new sunglasses every year, because you can't find the old ones after such a long time.
27. You measure distance in hours.
28. You often switch from "heat" to "a/c" in the same day.
29. You use a down comforter in the summer.
30. You carry jumper cables in your car and your wife knows how to use them.
31. You design your kid's Halloween costume to fit under a raincoat.
32. You actually understand these jokes and pass them along.

VIOLATIONS FOR THE QUARTERNotice to Correct - 77Sent

-Lawncare 23
-Parking 31
-BBHoops 14
-Misc. 10

Fines - 14 Sent

-Lawncare 7
-Parking 3
BBHoop 3
Misc. 1

If you receive a violation notice in error or have extenuating circumstances, please just give us a call and let us know. With 416 homes, it is so easy to confuse addresses. Our goal is to continue the beauty in our neighborhood and make it liveable as well. We understand that it is not easy for owners to comply with every rule; however, it is each owners responsibility to comply with the guidelines set in place before any owner moved in.
Thank you!