

*Hello Neighbors!*

**BOARD OF DIRECTORS:** Our HOA Board was elected in January 2016. It is comprised of seven volunteers. We are pleased to introduce ourselves and be at your service. You will find Board Member names list at the bottom of this Newsletter.

**MISSION:** The Board's mission is to serve the community by working to maintain a cohesive, clean and beautiful appearance to our neighborhood for enjoyment and to uphold the integrity of our property investments. The Board is also responsible for fulfilling city, state and federal regulations that govern HOAs.

**WEB PROPERTIES:** The HOA retained WEB Properties, Inc., effective January 1, 2016 to provide professional management services. WEB was hired to assist with financial management, physical management (maintenance and third party contract management), and select administrative duties.

**MEETINGS:** All board meetings are open to the community to attend. The meeting dates are posted here on the website. Meetings will take place at 6:30 p.m. at the Trading Company grocery store (2<sup>nd</sup> floor meeting room) unless we need more room - please RSVP to Bob or Jamie ahead of each meeting so we can arrange for adequate room. You may also RSVP to [info@overlookatqualchan.com](mailto:info@overlookatqualchan.com). We sincerely hope for your attendance; we need to know your needs, wants and concerns in order to develop and prioritize improvements that represent and serve the community as a whole.

**2016 PROJECTS:** The *List of Improvements* is a working list; it isn't set in stone or meant to be exhaustive.

**BUDGET:** The previous board prepared a draft budget. Sufficient financial information has now been received from the former Board in order to complete the 2016 budget. Work on the budget is now underway.

**INDIVIDUAL ACCOUNTS:** You can manage your account and pay dues at [www.webpropertiesinc.com](http://www.webpropertiesinc.com). For questions about individual accounts, please contact WEB at 509-533-0995 or email Eric Lundin at [eric@webpropertiesinc.com](mailto:eric@webpropertiesinc.com) or Sherry Sweeney at [hoadmin@webpropertiesinc.com](mailto:hoadmin@webpropertiesinc.com)

We look forward to meeting those of you whom we haven't met, and offer a warm welcome to those who are new to the neighborhood!

*2016 Board of Directors: Bob McVicars, Jamie Eggink, Maria Dezenberg, Jim Perez, Rick Pisani, John Purtell, and Jen Enfield*

## **Working List of Improvements**

Provide an organized, legible, annual budget to the neighborhood

Fix basic amenities/equipment: Lamp posts; damaged utility pedestals; clear sidewalks of dirt, rocks and other debris; damaged fence panels (drainage area fence on Willapa/Jordan), etc.

Work with builders for more clean and picked-up construction sites.

Aggressive weed control in HOA-designated green areas and empty lots; closely work with developers/builders to establish weed control on empty lots - cease paying for weed control on builder-owned lots.

Adoption of Rules and Regulations with which to enforce CC&Rs and eliminate confusion

Explore the feasibility of installing irrigation in the common areas to improve neighborhood appearance.

Explore the feasibility of the creation of a green space for neighborhood kids to play.

Contact the City re how to reduce traffic speed, particularly on Willapa and Lincoln

Develop and maintain a website in order to provide information online for residents to see and download (budgets, meeting minutes, meeting notices, HOA documents, list of board members with contact information, etc.); as well as a contact email for work order requests, concerns, etc.

Organize some fun community events for people to get to know each other and enjoy the neighborhood.

Keep or remove the sign that says "Overlook Village" at the corner of Willapa/Bolan?