



OVERLOOK HOA UPDATES

Greetings Neighbors! Following are updates on some of the projects the Board has been working on:

Website

The website is now up and running, check it out at www.overlookatqualchan.com. It is in its preliminary stages so please be patient. You can provide your input regarding content by going to the website and clicking on info@overlookatqualchan.com under the contact us tab. You can make comments or ask questions of the Board and find a link to WEB Properties, our property management company under the same tab. Information regarding current projects and activities as well as Board and Homeowner meeting minutes and financial statements will be posted to our website. By subscribing to the mailing list under the contact us tab, this information will be emailed directly to you. The link to WEB Properties leads to HOA documents such as CC&Rs, Bylaws and Washington State regulations governing HOAs.

Budget

After finalizing the landscape contract and receiving bids for other projects, we will complete the budget and then post it on the website. An electronic copy will be emailed to you if you have completed the mailing list subscription on the website.

Homeowner Handbook

We are also working on a Homeowner Handbook which will contain information about the HOA and a list of Rules and Regulations (R&Rs) to clarify and expand on the CC&Rs and Bylaws; this is a standard document with most HOAs. The purpose of the R&Rs is to help assure a clean, consistent appearance throughout our neighborhood and thereby maintain and enhance our property values. When completed, the Handbook will be posted on the website, mailed to current homeowners and provided to WEB Properties for inclusion in their welcome letter to new homeowners.

Landscaping

As stated above under Budget, we are in the process of finalizing the landscape contract; when the contract is signed, the contractor will begin cleanup and maintenance of the common areas. In the past, the HOA has paid for maintenance of many of the vacant lots and other open areas owned by individuals or other entities. This has been very expensive and the Board believes it is not the HOAs responsibility and has therefore decided to cease this practice. Owners of these properties will be notified of this decision and informed that they will be expected to maintain their properties in a satisfactory manner and that they will also be expected to pay their share of common area and private road maintenance. If you observe any lack of maintenance of common areas, please contact WEB Properties on their website and they will work with the Board to remedy the problem.



verlook

Home Owners Association

Overlook Village

Overlook at Qualchan

Homeowner Responsibilities It is the responsibility of all homeowners to maintain our properties including landscaping, weed control and the exterior of residences and fencing. This includes keeping the sidewalks adjacent to the property clean and in good repair whether it runs in front or in back of the property.

It is also the responsibility of owners to control and pick up after their pets. To assist owners in this regard, a pet waste station will be installed in the grass area at the end of Bolan Ave. where many owners take their pets. Additional waste stations may be installed if necessary. If you are a pet owner, please help in this effort.

Homeowner Meeting

Once we complete the items listed above, we will schedule a homeowner meeting to provide updates and answer questions. Meanwhile, please check the website for anything new.