

OVERLOOK HOA OWNER UPDATE: NOVEMBER, 2016

Greetings Neighbors. Following is an update from your Board of Directors.

WEB Properties

With WEB Properties, there has been marked improvement with regard to financial reporting, as well as improvements in the appearance of our common areas and certain owner properties. However, there is still work to be done and the Board is currently working with WEB in the following areas: 1) developing better guidelines for hillside lot maintenance, 2) developing parameters for owners of developed lots who have not completed backyard landscaping as required in the CC&Rs and Rules and Regulations, 3) researching options for addressing the appearance of improved and unimproved common areas and, 4) continuing correspondence and fines with owners of both developed and undeveloped properties to address weeds and other maintenance issues.

We realize that there have been instances where owners have received infraction and violation notices in error and/or notices that might have seemed harsh and, for this we apologize. We are working with WEB to improve the accuracy, timing and wording of these notices.

Common Area Landscaping

The new landscape company, M&M Lawn Service, is doing a good job and the appearance of the common areas has improved since they started. They have been very responsive to any requests we have had in a timely and professional manner. There are unimproved common areas that still appear unkempt due to lack of sources of irrigation, therefore, the Board has asked M&M to provide proposals for improvement of these areas, including possible planting of dry land grasses. They have also been asked to provide proposals for additional improvements of certain planted common areas including those at the intersections of Bolan and Willapa Court and Lincoln and Willapa which are generally aesthetically bland.

Undeveloped/Vacant Properties

As previously reported, the CC&Rs do not allow use of owner assessments to pay for the maintenance of these properties, including properties owned by the Developer. The CC&Rs and Bylaws stipulate that assessments may be used only for the costs of insurance, maintenance and upkeep of the common areas owned by the HOA and for HOA management and administrative costs. The CC&Rs also stipulate that all owners of lots, whether developed or undeveloped are required to maintain their properties and pay assessments. Beginning in July of this year, the Board began assessing owners of undeveloped lots.

An exception to this requirement are properties owned by the Developer, POS Development Co. We cannot require them to pay assessments nor can we require them to maintain their undeveloped properties. We have requested that they

maintain their properties by way of personal meeting, email, letter and phone conversations, all to no avail. This includes several undeveloped lots, property along the west side of Lincoln and the green fenced area and adjacent lot on the east side of Lincoln. Unfortunately, these unkempt properties can have detrimental impact on all of our property values.

Reserve Study

The Washington State required Reserve Study has been completed and we have received the final report. Following review of the Study by the Board and revisions made, if necessary, it will be posted on the HOA website:

www.overlookatqualchan.com. The physical and funding recommendations specified in the report may have an impact on the projects previously identified by the Board.

Meetings

A reminder that Board meetings are open to all owners; information regarding time and location of these meetings is posted on the HOA website. The annual meeting will be held in January, 2017, date to be determined. This information will also be posted on the website and notification of the meeting, including the agenda and proxies, will be mailed to all owners by WEB Properties prior to the meeting.

Board Positions

If you are interested in serving on the Board of Directors in 2017, please submit your name and address to the Overlook HOA website: www.overlookatqualchan.com, click on; "contact us" and then on; info@overlookatqualchan.com or email it to; eric@webpropertiesinc.com. The election of Board Members will be held at the annual meeting in January.

A Board is only as effective as its Members and the addition of new Members can make a Board more creative and effective so, please get involved.