

Overlook at Qualchan HOA

Accomplishments/Activity for Year 2016

1. Communication Improvements:
 - a. Website
 - b. Mailed Newsletters/Updates: March, May, Nov, 2016 & Jan 2017 (HOA meeting in June)
 - c. Responding to emails received through website
2. Implemented Assessments for vacant lots (9) and landscaped “double” lots; these lots now contribute their share of annual HOA insurance and maintenance; Anticipated annual income of \$9,360.
3. Issued notices to vacant lot owners informing the owners of their responsibility for weed control on their lots; issued fines when not done
4. Ceased the practice of using HOA dues to pay for weed control on lots not owned by the HOA, improving the HOA’s financial status and eliminating potential legal risk
5. Prepared a written inventory of HOA common areas (12). The inventory includes maps and a map key. Map key includes services the HOA has contracted for through M&M (Landscape Company)
6. Switched landscape companies and now experience more professional, prompt service and improved workmanship
7. Developed the Homeowner Handbook, including Rules and Regulations
8. Encroachments: Worked with attorney to identify the association’s legal risks, developed method for approaching/resolving encroachments
9. Various Repairs & Improvements: Sign repair at Bolan, Willapa; Trees at end of Bolan; Installed Pet Pick-up Station; Installed Dead End sign (Bolan/Willapa); street lamps
10. Developed Snow Plow survey – mail and electronic
11. Contracted for sidewalk clearing in common areas, in front of mailboxes, and clearing of street in front of mailboxes for safe access during winter
12. Developed improved “infraction letters”; developed a process for addressing unfinished yards

13. Contracted for a Reserve Study; Overlook is now compliant with State RCW requiring this planning document