



Homeowner Update

Dear Overlook at Qualchan Homeowner-

Happy Holidays! 2017 has been a busy and challenging year. Throughout the year, your Board of Directors has been working on several initiatives including the reserve study, beautification projects, and roadway repairs. We have received questions from several homeowners about the following issues:

2018 Budget and Reserve Assessments: If you have looked at your dues statement, you will notice that Reserve Assessments have been charged to your account. This year the Board has scrutinized the reserve study with the reserve engineer, and the Board is confident that the current revision of the study reflects the needs of the HOA. All homeowners in the HOA have been assessed that portion of the reserve assessment that will cover common area reserve expenses. If you live on a private street or drive, an additional reserve assessment for road maintenance and repairs for your street has also been charged. This assessment is equal to half of the amount called for in the reserve study. It was decided that charging homeowners the total amount in year one would be too much to absorb. In the case of Menaul Ct homeowners, lift station expenses are also included in the calculation. The reserve study is available at <http://overlookatqualchan.com/>.

Speeding on Lincoln Way and Willapa Ave: Correspondence with the City has led to the following information: When we inquired about the police department placing speed monitors in two locations, we were informed that the program and funding for the police dept. program that provided this service has ceased. The City, nor police dept. has monitors to rent or lend. The City will not install speed bumps, cross walks or erect Children at Play signs because research indicates that these such measures are not effective and even increase danger due the measures giving a false sense of security. According to research, those who drive at unsafe speeds are primarily neighbors who live in the neighborhood; familiarity with the area and high frequency of traveling to and from their homes through an opposite end of a neighborhood tend to desensitize some people. We have found this to be true in our neighborhood.

Solutions discussed: If you know offenders and/or know where they live, you may file a complaint to WEB under the nuisance clause of the CC&Rs. If emailing, please title your email Nuisance Complaint: Speeding. The Board may consider purchasing speed monitor for the HOA.

Common Area Landscaping: Following hyroseeding of several common areas this past April, we received complains that the seeding did not work. While we understand the anticipation of seeing more green soon after, this is unfortunately not possible because the seed mix for the common areas is a blend of native dryland grasses. The HOA cannot spray traditional grass mix because those particular common areas are not irrigated. Native dryland grasses take two to



three annual spring applications before they can become established. We won't see visual improvements in most of the areas sprayed for at least another year. The second application will occur in the spring of 2018.

Vacant Lots: Weeds, construction waste/debris, dumping: We successfully enforced the CC&Rs with regard to vacant lots not owned by the developer; we'll be sure to monitor weed control and maintenance for these four lots again this spring and summer. We have approached the developer regarding weeds, debris and construction waste on unsold lots without much success; however, we will continue to work to resolve the issue.

Private Roadway Maintenance: Contractors are currently bidding on the various repairs and/or maintenance needed on Upper and Lower Bolan Driveways, Upper Jordan Access Driveway, Anton Court Driveway, Jordan Lane and Menaul Court. In addition, the HOA has consulted with a professional roadway engineer for evaluation of, and recommendations for Upper West and Lower West Bolan driveways; we look forward to his report. The degree of maintenance needed ranges from minor repairs/sealing to a recommendation for complete road replacement on Upper Bolan Driveway. The age and characteristics of each roadway is different from one another. The intention is to compare bids and schedule maintenance for spring or summer of 2018. Maintenance expenses only concern private roadways and driveways; lots located on public streets (Lincoln Way, Willapa Ave, Willapa Court, or Bolan Avenue) are not affected.

Bolan Barricades/Standing Water:

The Board has a consulting engineer that is working with the City of Spokane to identify the cause of standing water in the street. It could be a drainage problem from the hillside, natural springs welling up, a problem with the drainage systems, or a combination. So far, the information we have is limited. There are two drainage systems on Bolan Ave.: a private system and a public system. The private system includes a swale at the base of the Bolan hillside (the lots fronting the swale are responsible for the portion of swale fronting each lot; however, the HOA is unaware of specific maintenance standards or requirements). The public system includes catch basins along the street and a culvert that is supposed to carry water across the street to a ditch, which carries the water to drain further down the hill (the City is generally responsible for the public portion). Preliminary evaluations indicate that the culvert (public system) and the swale (private system) are plugged in areas, which indicates that both the City and private homeowners may be ultimately responsible for the fix. The Board is looking forward to the engineer's report and subsequent recommendations from the engineer and/or the City. We know this is a health hazard and expect to have the information it needs this winter so that the issue can be addressed this Spring.



We look forward to seeing you all at the upcoming Annual Meeting of Homeowners on Tuesday, January 16th at 6:00 PM. It will be held at the St. John's Church on Meadow Lane Road.

Very Respectfully,

Overlook Board of Directors