



AWBREY VILLAGE NEWS NOVEMBER 2017

NEIGHBORS WORKING TOGETHER TO PROMOTE QUALITY OF LIFE AND ENHANCEMENT OF PROPERTY VALUES



BOARD MEETING INFO

Board meetings are held four times a year. Our Quarterly Board Meeting was held on Monday, October 23, 2017. Minutes from the meeting can be found at the HOA website: HOA-bend.com. Once there, go to the HOA Info tab and you will find Awbrey Village there. Our next Board meeting, **which is our Annual Meeting, is Wednesday, January 24th at North Rim Lodge (SEE ATTACHED FLYER.) ALL AVHOA members are invited, and are encouraged to attend.**

Fall Festivities



Yes, my friends, fall is here. Beautiful shades of yellow, orange, brown and green are enhancing our neighborhood. There is a chill in the air and the wind is picking up. Children have started school and the events of the season will be here before you know it. Halloween, Thanksgiving, Christmas, Hanukah, and most importantly, **OUR ANNUAL HOMEOWNERS ASSOCIATION MEETING.** Please take a few minutes to check out all the information in the newsletter and make sure you RSVP for the meeting. See ya in the NEIGHBORHOOD!!

BOARD OF DIRECTORS & OFFICERS

Kathryn Cullen

Director and President

kmcullen88@gmail.com

1298 NW Remarkable Drive

(541) 728-0880

Julie Smith

Director and Treasurer

dutchersmith@gmail.com

1177 NW Constellation Drive

(541) 410-4470

Candy Baungard

Director and Secretary

candybau@hotmail.com

1295 NW Constellation Drive

(541) 797-6078

Judy Kemper

Vice President- Community Relations

judykemper912@gmail.com

3316 NW Bungalow

(541) 640-8195

ARCHITECTURAL REVIEW COMMITTEE

Ron Giaier, Chairman

rongiaier@gmail.com

1223 NW Constellation

(908) 400-2684

Member: Bruce Payne

BOOKKEEPER/ HOA MANAGER

Terrie Harris

Diversified Bookkeeping Service

HOA Management, Inc.

terrie@hoa-bend.com

335 NE Lafayette Avenue

WHATS HAPPENING?



AWBREY VILLAGE HOMEOWNERS ASSOCIATION ANNUAL MEETING

WILL BE HELD ON WEDNESDAY JANUARY 24, 2018

AT NORTH RIM LODGE

1500 NW WILD RYE CIRCLE

6:00 - 8:00 pm

PLEASE JOIN US AS WE DISCUSS UPCOMING EVENTS FOR OUR NEIGHBORHOOD

WE WILL PROVIDE APPETIZERS , BEER AND WINE

WE WILL ALSO HAVE A GUEST SPEAKER FROM THE NEWLY REACTIVATED

AWBREY BUTTE NEIGHBORHOOD ASSOCIATION

BECAUSE THIS IS A CATERED EVENT WE KINDLY REQUEST YOU RSVP

PLEASE CONTACT JUDY KEMPER

JUDYKEMPER912@GMAIL.COM

OR

(360) 271-1111



WHATS HAPPENING?



CITY OF BEND NEIGHBORHOOD ASSOCIATIONS AWBREY BUTTE NEIGHBORHOOD

UPDATE ON AWBREY BUTTE NEIGHBORHOOD ASSOCIATION (ABNA)

On October 17, 2017 Kathryn Cullen attended the 2nd meeting of the Awbrey Butte Neighborhood Association. For those of you who don't know anything about it, our city of Bend is broken into 13 Neighborhood Associations. The ABNA is comprised of 30 different HOA's and approximately 3100 tax lots. The city of Bend has 39,000 tax lots so we are nearly 8% of the total.

The objectives of the NA's are:

- To enhance the livability of the 'Neighborhood' by establishing and maintaining a line of communication and liaison between the Neighborhood, the City of Bend and other Neighborhood Associations.

- To provide an open process by which all members of ABNA may involve themselves in the affairs of the Neighborhood

Together the Bend Neighborhood Associations represent ALL of the residents, property owners and businesses of Bend.

The ABNA is not an HOA, activist organization or community social group. But it IS a formal partner with the city which allows ABNA members to actively participate in the decision-making process for our neighborhoods, particularly on land use matters. For example, we discussed a number of issues regarding Archie Briggs Road - the enforcement of the speed limit, bridge repair and methods to make it safer. There will be more discussions with the city and the police dept. in the future to ensure a safer road.

With Bend's forecasted significant increase in population over the next 6-8 years, now, more than ever, we need to come together to ensure that our city's leadership hears our neighborhood concerns when they are making decisions that will impact the long-term livability that we enjoy today.

So, the greater our numbers, the louder our voice. You can help preserve the quality of life in our neighborhood and our city. Please consider joining the ABNA, the more members we have the more the City will listen to our concerns and recommendations.

Visit the website: www.awbreybutte.org and join the ABNA!!

WHAT TO DO WHEN THE SNOW COMES



I'm sure I do not need to remind those of you who were here last winter that we experienced a record snow fall, nearly 60 inches to be exact!! Forecasts show that we may be in for just as bad a winter this year! Yikes!!

Last year our snow removal company was unable to keep up with the amount of snowfall we had at one time. This is not his fault. Awbrey Village was not his only client. We contracted with him to start removing snow after 2 inches, which he did. However, the snow came so fast and for such a long duration, by the time he was able to come back to our neighborhood we had 4 to 6 inches more accumulation. This also became packed down due to cars having to travel down our alleyways which made removing the snow more difficult if not impossible. Some of our residents made their displeasure known to the driver by throwing shovels and ice, and making threats. Because of this the contractor refused to renew the contract with Awbrey Village HOA.

We were not the only HOA to have this issue. 50% of the snow removal contractors have refused to renew contracts this year. Because of this the price for snow removal has doubled.

HOA Management, Inc. has worked all summer to find someone to plow our alleyways this winter. They were able to have a contract signed on October 25th. **Because of the increase in snow removal costs we will have to increase all Homeowners Association Dues by \$15.61. This means your HOA dues will be \$177.00 annually.** This increase will take affect in January 2018.



WHAT TO DO WHEN THE SNOW COMES



PARKING

Whenever possible, park your vehicle in a safe location and **off the street during snow storms** if possible. Parking can actually impede snow plows and make roadways narrower, sometimes impassable to emergency vehicles. If you **HAVE** to park on the street **PLEASE PARK ON THE SIDEWALK SIDE**. The reason for this is the **storm drains are on the non sidewalk side of the street**. This will allow the snow plow to keep the snow off the drains which will allow melted snow to go down drain. It also helps maintain a straight and wider lane for traffic.

Also, do not park your car on the opposite side of the entrance or exit of an alleyway. This will help snowplows enter and exit the alleys safely.

SHOVELING SIDEWALK

Many of our neighbors rely on a clear sidewalk to get to and from work, school or bus stops. To help keep our sidewalks safe and passable for your neighbors during winter snow storms, **it is the responsibility of property owners to shovel sidewalks that border your property.**

PROTECT YOUR HOME

Removing Snow from Your Roof

Snow, melting from heat escaping from your roof, can refreeze at the edge of the roof as an ice dam, which forces subsequent snowmelt under the roofing and into your house.

Snow adds a tremendous weight to the roof, and over time, many snowstorms can seriously weaken the structure.

When you have a snow load and frozen roof drains and gutters, any further precipitation will remain on the roof and add to the weight.

Deep snow on a roof can actually cover gas appliance vents, such as water heater flues. You will want to ensure that they are totally unburied and able to function normally.

Going up on a slippery roof without adequate knowledge, experience or equipment is very hazardous. It is all too easy to fall and sustain serious injury...however, you can also hire a licensed and bonded professional with the experience and equipment to operate on heights. Roofing contractors, window washers and arborists are generally prepared to handle this job. Making arrangements BEFORE a storm would be very wise.

It is wise to have a snow rake, so you can pull much of the snow off the roof from the ground, or even from a step ladder. Snow rakes usually have an extendable pole, so you can reach pretty far up the roof.

Clear Snow from Storm Drains

When the snow finally melts, all that water has to go somewhere, and it will follow the easiest pathway downhill.

If you can locate the street storm drain nearest your house and clear away the snow and ice, you will reduce the pooling and the risk of creating a skating rink in your yard or on the street. The City provides an easy-to-use interactive map that can assist you in locating storm drains, should they become covered in snow. A link to that map will be posted here once the snow starts falling.

BE KIND

And help your neighbors. If you have a snow blower consider helping those around you. Many hands make light work. You can also help out in the alleyways by keeping drains clear.

REMEMBER

To keep alleyways clear of garbage cans and other outdoor equipment. It will make it easier for the snowplow to clear the snow.

WHAT'S HAPPENING?



THINKING ABOUT RENTING YOUR HOUSE???

REMEMBER:

You must rent your house out for 30 days or more. No short term rentals like Airbnb and VRBO.

If someone is renting your home they will not receive a copy of the newsletter unless you forward it to them or unless you provide the email of your tenant to our HOA. Please help us help your tenants be informed of the goings on in our neighborhood and provide their email.

Send info to Lee@hoa-bend.com



WINTERIZING YOUR RV?

Please inform the HOA if you are winterizing your RV. HOA Management, INC can be reached at 541-323-3033.

Remember :

- No parking allowed on streets for more than 24 hours
- No parking in Access and Alley Easements

WE LOVE DOGS!!!

REMEMBER:

When walking your pooch they **MUST** be on a leash at all times. This is to protect your dog as well as other dogs and children. You may have the best dog in the world but all dogs are not.

**PLEASE PICK UP AFTER YOUR
DOG.**

Big or small all dog droppings smell the same, attract as many flies, and is difficult to get off shoes!! Be courteous to your neighbors.

OUR ALLEYS

- Keep alleys clear of all garbage and Recycling cans.
- Speed limit in alleys is 10 MPH
- The HOA will be putting signs up in alley entrances that are not accessible to large trucks
- Inform delivery drivers they may need to back into your alley to deliver packages, freight.

WHAT'S HAPPENING?

FIRST WEDNESDAY BOOK CLUB

What's better than a good read? Having a group of friends reading the same book and discussing it over a glass of wine or two. We may even discuss the book.

Please contact Candy Baunsgard at (541) 797-6078 or Candybau@hotmail.com if you would like to join us.

DECEMBER:

River Of Doubt: Theodore Roosevelt's Darkest Journey by: Candice Millard

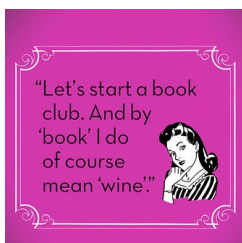
JANUARY:

Packing For Mars: The Curious Science of Life In The Void by: Mary Roach

We will attend the Author Lecture by Mary Roach on January 27th

FEBRUARY:

A Gentleman in Moscow by: Amor Towles
Meeting at Roundtable books at NW Crossing on Feb 8th
(2nd Thursday)



Get To Know Your Neighbor Happy Hour

The Happy Hours are a huge success. We have had 20 to 30 people join us at our monthly events. A great time is had by all, talking, drinking, snacking, come join us!!

No event in November, December or January

If you would like to be added to the invite list or you are interested in Hosting Happy Hour in your home, please contact Judy Kemper (541) 640-8195 or (360) 271-1111 or judykemper912@gmail.com

BEND BEAUTIFICATION PROGRAM

Interested in keeping Mt. Washington Clean?

AVHOA is seeking volunteers to help with the ADOPT A ROAD PROGRAM.

We would need up to 10 people quarterly to pick up trash along Mt Washington Dr. If we have enough volunteers you may only need to participate once a year.

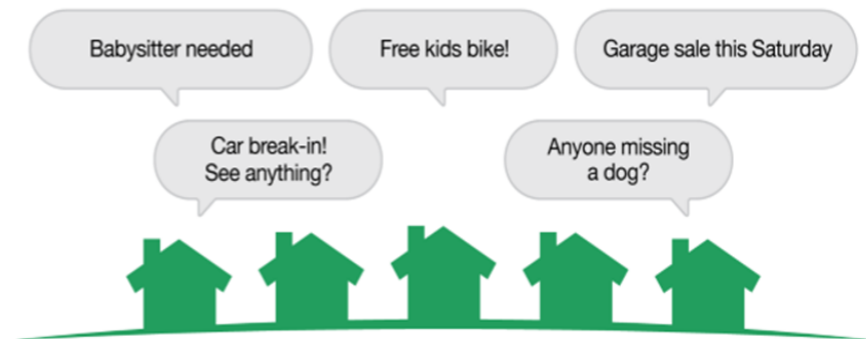
This is only an inquiry to see if we have enough interest. If so we will contact the City of Bend and express our interest in this endeavor. Sign-ups will be taken at the AVHOA Annual HOA Meeting or you can contact Judy Kemper at judykemper912@gmail.com



Like Duplicate Bridge?

Join Gentle Bridge for friendly duplicate. We meet in the club house at Widgi Creek Golf Club, 18707 SW Century Dr, Bend, on Fridays at 12:30. If interested email Candy Baunsgard at candybau@hotmail.com to reserve your spot.

Please join us on Nextdoor Awbrey Village



Nextdoor is the free and private social network just for Awbrey Village neighbors. On Nextdoor, neighbors share crime and safety concerns, local events, recommendations, items for sale/free, ideas about how to make our neighborhood better, and more.

Our neighborhood is using a private online network called Nextdoor. Please join us to build a better neighborhood!

*- Judy K.
NW Bungalow Dr*

Please join us!

www.nextdoor.com/join
Code: URRQKC

Don't miss out :)

**At This Time The Nextdoor Awbrey Village Website
Does not recognize the 97703 zip code. When signing up
Please use the 97701 zip code**