

Winter Newsletter 2007

Thompson Highlands Homeowners Association
PMB #824, 515 NW Saltzman Rd, Portland, OR 97229
Website: www.thha.org Email: board@thha.org

Greetings from your THHA Board
Craig Braun, Wendy Jones, Pat Goodell, Powell Quiring

Enclosures with this newsletter:

You will find enclosed a new neighborhood roster for your use. This includes the name, phone number and address of all your neighbors. In addition, the 2007 dues statement is enclosed.

Neighborhood Information Available on the THHA Website

The THHA website contains news and information related to the neighborhood. The website is www.thha.org. The website includes contact information for board members, association address, neighborhood updates, board meeting minutes, a copy of the CC&Rs, and Architectural Guidelines, as well as photos from neighborhood events. If you have comments on or additions to the website, please e-mail webmaster@thha.org. The Board can be reached via e-mail address: board@thha.org

Neighborhood Social Events

We had a fantastic neighborhood gathering in September – the Thompson Highlands Roundup. Thanks to all who participated – over 90 neighbors were there to enjoy the great food, entertainment and socializing on a beautiful fall day.

Important Reminders from the Board!!!

We want to ensure we maintain a strong curb appeal in our neighborhood. Therefore, please remember to keep any trees or shrubs that overhang the public sidewalk trimmed so as not to impede the use of the sidewalk; please also ensure shrubs on your property do not cover stop signs or streetlights. If there are any shrubs or trees which don't meet the requirements by March 1, someone will contact you to arrange for Mario (the neighborhood landscaper) to trim as needed.

The 2007 annual dues statement is enclosed and you'll notice that dues remain the same as they've always been -- \$150 for the year. It's helpful to the Board if you can pay these in a timely manner, so please remember to send in the payment as soon as possible.

If you are planning any significant landscaping or remodeling around your home, please remember to submit an Architectural review Form prior to commencing work. The Board is not significantly restrictive in this regard, but it is required and it does allow the Architectural Review Committee the opportunity to ensure that none of the planned work will adversely affect neighbors. In most cases, just ensuring adequate communication regarding a planned change is all that is required to avoid problems with neighbors. Your consideration in this regard is appreciated.

Visitors Are Always Welcome at Board Meetings!

The Board of Directors encourages all homeowners to attend our monthly board meeting. They are typically held on the second Monday of the month at 7pm. If you are interested in attending, you can call any board member to confirm the time and date. If you would like to receive notices or minutes of those meetings via e-mail, please contact the Board at board@thha.org. We also encourage your comments or concerns regarding neighborhood or board activities. We are here to work on your behalf.

Board Members and Contact Information:

Craig Braun, President	503-320-5970	Pat Goodell, Secretary	503-629-8312
Wendy Jones, Treasurer	503-466-9385	Powell Quiring	503-690-9383

(thanks to Powell for recently agreeing to take over as Webmaster)

New Board Members are Needed!!!!!!

THOMPSON HIGHLANDS HOMEOWNERS ASSOCIATION Minutes of Board of Director's Meeting Monday, May 8, 2006

Members Present: Craig Braun, Stan Bunch, Pat Goodell, Powell Quitring, Wendy Jones

Also Present: Alan Ark who has volunteered to take over from Dan Heltman as THHA webmaster.

The meeting was called to order at 7 pm by Board President Craig Braun at his home on Welsh Drive.

New Directors:

Powell Quitring and Wendy Jones were welcomed to the meeting and subsequently appointed to fill a three-year term on the Board of Directors.

Minutes of Previous Meeting: Minutes from the previous meeting on March 20, 2006 were approved as written.

Treasurer's Report: Stan Bunch reported that all Homeowners Association dues have been paid - none outstanding. '06 Budget was presented. \$9150 in dues was collected from 61 households. Approximately \$9000 is spent each year for Utilities, Insurance, Landscaping, Admin, Oktoberfest, Other Maintenance. We have been maintaining a surplus of about \$10,000 in the THHA bank account about the \$9000 yearly expenses.

Entrance Maintenance Report: Tree stump from tree that was cut down by the entrance is supposed to be ground down by Mario Elias. Marjorie Wilson will tell Mario to take care of grinding the stump. Marjorie Wilson will also take care of the next floral planting around the entrance. A notice will be sent out to homeowners reminding them to keep overhanging branches trimmed as well as trim bushes so they don't conceal stop signs. If they don't we will ask Mario to trim them as they are in violation of the CC&Rs.

Oktoberfest Report: It was agreed that this is a very popular and successful event and we should continue to have a similar neighborhood get together. It was suggested to have something a bit different this year for a little change even though everyone enjoys the Oktoberfest. It was agreed that we would model this year's party after the Pendleton Roundup - called Thompson Highlands Roundup. Wendy Jones agreed to co-chair with Craig Braun. Date of party will be Sept 24. Craig will check with Russell Street Barbecue about catering. Pat will check out party favors/items with Roundup theme on-line and Wendy will check out Party Central and we'll compare where we can get the best prices/assortment. We want to get the face painter and magician again - Stan will ask previous Oktoberfest organizers for names of those who did it in the past. Pat Goodell will ask Frank and Sylvia Hietz if they will still be here for that and if Sylvia would agree to make some of the delicious food she made last year for the Oktoberfest.

Location of the party this year will be Loy Ct. East. Stan said he would ask Mary Taylor for any suggestions she might have for this party.

Newcomers to THHA: Alan Ark volunteered to be the Welcoming Committee. He will make a personal call to deliver a copy of the Thompson Highlands Homeowners Roster, copy of the CC&Rs; Request for Approval forms; and obtain their name, address, telephone and e-mail address.

Neighborhood Issues: Edwards home improvements were approved; Jan-Erik Fougli and Myde Boles landscaping plans were approved.

Other: Craig will ask Dan Heilman to get the rights to web name so Alan can have access to it.

Meeting Adjourned

Respectfully submitted,
Pat Goodell

Acting Secretary

Next Meeting Date: August 14. Meetings for Roundup will be planned as needed.

THOMPSON HIGHLANDS HOMEOWNERS ASSOCIATION
Minutes of Board of Directors Meeting
March 20, 2006 (postponed from March 13)

Members Present: Craig Braum, Stan Bunch, Pat Goodell
Also Present: Marjorie Wilson

The meeting was called to order at 7: 00 p.m. by Board President Craig Braum at his home on Welsh Drive.

New Directors:
Pat Goodell was welcomed to the meeting and subsequently appointed to fill a three-year term on the Board of Directors. A flyer was mailed to all 61 homeowners in late February notifying them of board vacancies and requesting response from interested volunteers by March 10. Discussion was held regarding further recruitment.

Treasurer's Report:
Stan Bunch reported that following a second notice being sent, checks were received from sixteen more homeowners. Marjorie will send a third notice to the last two homeowners with outstanding dues. Three more email addresses have been added to the THHA meeting notice distribution list.

www.thha.org
Craig will contact Dan Heilman to ask if he is willing to maintain the website. In late February Marjorie sent to Dan all minutes previously not posted.

Entrance Maintenance:
Mario Elias will be contacted by Tom Wilson to discuss maintenance requests: stump grinding; replacement flowers; straightening wind-blown trees; pruning low branches.

Request for Approval of Improvement:
The request for approval of exterior paint colors was granted as forwarded by Mike Edwards on behalf of the new owners of his home. Craig will notify Mike. The new owners are Jay and Heather Wolberg.

Old Business:
Mike will be giving Stan the contact information he has for the Fall Picnic supplies. By end of 2006 the event will have been staged in each of the various Thompson Highlands cul-de-sacs: 123rd Place, 124th Place, Hibbard, and the west and (this Fall) east Loy Court locations.

New Business:
It was decided to schedule regular meetings on the second Monday evening of the month.

There being no further business, the meeting was adjourned.
Respectfully submitted,
Marjorie Wilson, Secretary

Next meeting is scheduled for Monday, May 8, 2006. No April meeting is scheduled at this time.