

## Knolls Estates 2023 Annual Report

### Knolls Estates Summary of 2023:

-2023 started off as wet as the spring in 2022 which has caused the maintenance of the commons to be pushed into the later spring. Additional and multiple mowing's throughout the spring and summer was needed. Yearly cutting of all common area grass to mitigate any danger, we had to do multiple times due to the wet spring, this certainly is a challenge every year and costs more every year to maintain. Spot Sprayed blackberries as needed, there was not very many left to spray this year. Some areas were certainly a challenge, due to a very steep banks and ravines, this area takes extra time, funds and energy to complete.

-The park/gazebo we completed the gabion rock along the side bank. We will save approx. \$500 yearly on bark mulch by putting the gabion rock there. We had to add sprinkler lines and drainage pipe to a couple of areas. Which helped the drainage and water of areas. Maintaining the park/gazebo is a constant challenge to keep it looking nice.

-Added block around more maple trees along Scardi & Culver to protect the sprinkler system when mowing these areas.  
-Finished adding corrugated pipe on every trunk of the maple trees to protect them from deer.

-Knolls Estates PUD entrance Sign area: New Plants have been planted and new bark applied and a new water timer installed. River rock and gravel were added around the sign area and the benches and big maple tree to mitigate the dust, and mud to improve the professional look, so homeowners may utilize this area. We might have to add heat resistant plants going forward. The solar light shining on the knolls estates sign no longer is working and will have to be replaced. Over the bank a 40 ft culvert was added and additional gravel to make it easier to access, to maintain this area and have access to emergency vehicles if necessary.

-Spectrum broke water line when digging a ditch along the maple trees along Scardi. They said they repaired, however, no water to the first 5 trees west of sandpiper. We have contacted spectrum and they returned and found the issue and repair so the maple trees could get water.

-Homeowners during a board meeting in March 2022 asked to have a location for yard debris, the board decided to add this location on east side common area 10 behind the HOA storage. A couple of homeowners complained and at the August 19, 2022 board meeting, it was decided to stop the program, which disappointed 155 homeowners. Only burned at this area 3 times entire 2022, last burn was October 20, 2022. We added in 2023 additional gravel around the storage shed and posted signs that no dumping of debris allowed.

May 2023 homeowners across the street of Scardi Blvd. asked that we cut the dead brush and scotch broom on the west side of common area 10. As the hired contractors were cutting, a homeowner approached them and confronted them for doing what the board ask them to accomplished.

-June 2023 this homeowner filed a Fair Housing Complaint (HUD) of Owner(s) of (714 Slazenger Ct, Lot 147) ("Discrimination Complaint"). The board with the guidance from the attorney and farmers insurance has made multiple compromises, with no agreement from the complainant, which the complainant continues to change their requests. Our HOA's farmers insurance and their attorneys, are now involved, the board had to have special sessions and executive sessions multiple times to try and resolve. We sent Conciliation to HUD representative, which included partial agreement from the complainant's counterproposal and their modification counterproposal. Complainant continues to not agree to any compromise, HUD representatives & attorneys will start an investigation and has begun interviewing HOA homeowners, property managers and possibly outside people. This homeowner posted on social media they had no intention of compromise. If we the board would have known this, we would have never consulted an attorney and would have requested HUD start their investigation.

Another homeowner filed a Fair Housing Complaint (HUD) of Owner(s) of (713 Slazenger Ct, Lot 142) ("Discrimination Complaint"). Same as the original. As of the end of December 2023 there has been no decision from HUD.

-DEQ, Department of Environmental Quality complaint filed August 18, 2023, by Owner(s) of (714 Slazenger Ct, Lot 147) Knolls Estates HOA received September 1, 2023. Responses to DEQ were made by Knolls Estates insurance company. DEQ representative on site week of October 23rd, from multiple complaints from homeowner claiming poison oak was being burned. No issues during burning of common 10 by DEQ representative, he said everything was being followed, including city of Sutherlin fire dept permits. With very little smoke present, no smoke going to any homes on Slazenger Ct. No poison oak in burn piles found by DEQ, as noted multiple times, as homeowner falsely claimed. DEQ representative said that the blackberries are an invasive species and under no circumstances could these be moved out of the area, huge fines if relocated, they must be burned in place. 3 small burn blackberry piles not burned on Friday Oct 27th due to, way too wet and did not want to create additional smoke.

-After doing their investigation, DEQ has closed the complaint. Due to this complaint from a Knolls Estates Homeowner, the HOA now is required to have a DEQ permit going forward, if burning to mitigate fire prevention, in addition to City of Sutherlin Fire department requirements, which we have always followed. The City of Sutherlin fire department did not know that this was necessary, so never passed this information to Knolls Estates. Knolls Estates has been fined \$300.00, the minimum, for lack of a DEQ permit. Once again, DEQ proved there was no poison oak in any burn piles as complainant keeps accusing. DEQ also stated that we were following all the local requirements.

-We as the board of directors have a fiduciary responsibility to all 160 lot owners of Knolls Estates. The monthly board minutes are posted on our website, which shows the transparency to the homeowners, there is and has never been any nefarious actions or intentions. We the board, have the ability to seek council from an attorney when a government agency or a judiciary situation becomes involved in any given issue. Also, the board may at any time seek counsel from an attorney, with the agreement from the property managers, for any given situation that may be beyond the scope of the board's knowledge, so attorneys were consulted.

-Better phase 1,2 & 3 maps have been posted on the website.

-City of Sutherlin Planning Commission. Updates

-In June 2023 Property from water tower road northeast to common 10, a developer has had it surveyed. They cleared this property of brush and scotch broom. Multiple piles were almost the size of homes. We had no control over the dust being created by the development of this property. Calling the fire dept on the dust being created was not a good idea, homeowners could be fined for calling saying it's an emergency. Homeowners directed all inquiries to the City of Sutherlin's Mayor and/or City Manager. In August the city of Sutherlin sent out notification of the first planned project for this area of 91 homes with access on to Scardi Blvd. Homeowners had to have concerned response in by August 25, 2023. Many homeowners responded to city of their concerns. There have been multiple meetings concerning this development and now all has been approved.

-A few disgruntled homeowners continue to use a social media site to, bash, bully, abuse, questioning integrity, peddle disinformation, question transparency, and make false accusations of the current board members and Knolls Estates PUD. These comments have become slanderous, on a public forum. Current Board members have never and will never make comments on any social media site from these disgruntled homeowners, whom dislike living in Knolls Estates PUD. Lots of non-factual information is being posted on social media, go to Knollsestates.com website for current and past factual information. Or email your questions to centerpointe property managers. Perhaps these few homeowners want the Knolls Estates PUD to be dissolved.

-Solutions to Problems: Complaints & Concerns. Knolls Estates Homeowners: If you have any ideas, solutions to issues, complaints and/or concerns, that could improve our homeowner's association, in a positive manner, here are the steps to follow: 1st option, come to a monthly board meeting and address the board & homeowners attending in a respectful manner. 2nd option, send via email to Centerpointe Property Management I.E: Kathy Larecy(Kathy@cpm4rent.com), Jennifer Young(Jennifer@cpm4rent.com) or mail a letter, to centerpointe via address; 508 West Agee Street, Roseburg, OR 97471. 3rd option, send via the board email(ske97479@gmail.com), which will be forwarded to property management. Coming to board members' homes is no longer an option for any reason for complaints and/or concerns. Any and all compliments are welcome in any form. This information is posted on KnollsEstates.com web page. Posting complaints, Concerns & any Grievance in a hateful, slanderous, disrespectful manner on a social media platform is strongly not recommended.

-May 2023 Sign at curve on dovetail was hit and needed to be re-installed by the city, along with power pole. Power pole was replaced first of June and placard was sign re installed August 15.

-The four-year plan consisted of cleaning, crack sealing and complete street sealing of all our streets to prolong our streets. Street sealing of Eagle Loop completed this year 2023, the cleaning, crack sealing and seal coat was completed and is much improved. Reflectors on Eagle Loop and Chi Chi added for extra safety due to few street lights. Crack sealing on Phase 2 and 3 also completed again to maintain our streets. Took 4 years, which was the plan, to crack seal, and street seal all Knolls Estates streets to try to prolong the life of our streets. 15MPH have been painted on all streets. -Also, the removal in our common areas of all scotch broom, dead brush and trees to mitigate fire damage, so yearly maintenance will be easier to complete. Will continue to address these areas as needed. For the most part the 4 year plan is 99+% completed for these two area's.

-Board meetings for the last 30 years have been every 3rd Wednesday of every month at 6pm. It is also posted on the Knolls Estates website, sign put up at entrance sign and in the last 4 years, email reminders sent to all homeowners. There is no excuse for homeowners to not know when board meetings are being held.

-Many homeowners have complained about our Turkey Issue. Fish and Game has been working with the HOA to trap and re-locate as many as possible. 38 turkeys were trapped and re-located, leaving approx. 20 turkeys left. Absolutely no feeding of turkey or deer has been posted to homeowner's multiple times.

-(MOB) DW&S LLC Lots 27, 105, 106, 107, 110, 111, 174. Ended in legal again. These properties now all have been foreclosed on. AIC financial, they are getting updated permits to finish homes. They are being worked on slowly, but goal is to repair these homes and get them on the market for sale. Lots 105 & 106 have been finished and now are on the market for sale.

-Residents of Sutherlin in May received a small card in the mail to Local Postal Customer that could have been mistaken for junk mail. This meeting might be very important to our residents. It is to discuss "Should you be allowed to live in an RV in the City of Sutherlin? On private property" Located in civic auditorium May 24<sup>th</sup> 5pm-7pm. This did not affect the Knolls Estates PUD homeowners since no RV's are allowed more than 2 days on property.

-May 2023 City sent out notices to every homeowner stating: Backflow prevention assemblies within the City of Sutherlin are required to be tested on a yearly basis. In order to comply with ORS 333-0661-0071 and City Ordinance 13.04.100, the backflow assembly must be tested by an Oregon Health Authority Certified tested and the completed test report to the city by July 11, 2023. Failure could result in disconnecting of water service. Listed below are the certified Backflow assembly testers for our area, Roseburg.

1. Popeye's Pump & backflow Service: 541-672-6715
2. Umpqua Valley Fire Services: 541-229-0911
3. One call Backflow and Irrigation: 458-234-7374
4. Backflow Specialties: 541-505-4190
5. North Umpqua Plumbing: 541-733-7003
6. H2O Backflow Testing: 541-672-2429
7. C&S Fire Safe Services: 541-643-1184

-The board of directors have been working the last 2+ years on updating the current CC&R's 1994 and Bylaws 2009 from the existing covenants and restrictions, when the association was formed. The entire document was reviewed multiple times, including from centerpointe property management and the attorneys at Law. Attorney finished final document, new CC&R's and Bylaws voted by homeowners by October 1, 2023; were not approved with a vote of: Yes 74, No 53, Total 127 with 33 non votes returned for a total of 160. 2024 a new committee of homeowners can review the voting draft CC&R's and submit suggestions to the board, for a possible re-vote in 2024.

-Formal introductions were made at the Annual meeting Jan 17<sup>th</sup>. New board nomination and elections were completed for 2024-2025. Jennifer Young sent out an email to all homeowners for the nomination process, which ended October 31, 2023. Four current board members chose to add their names in the off chance that none of the other 160 homeowners did not nominate themselves for the board, so Knolls Estates would not be dissolved and turned over to the City of Sutherlin. A few unhappy homeowners, living in Knolls Estates, did not nominate themselves. Voting was completed in November, Jennifer sent out instructions on voting procedures. Ballots returned by Dec 1, 2023, only 28 homeowners out of 160 voted; results were: Greg-28, Michael-28, Dian-28, Tom-27 and Terry-27.

-Drive through issues: homeowners' biggest issues are maintaining curb appeal. Exterior Maintenance Obligations (Curb Appeal): Each owner must maintain the Owners Lot and dwelling in a clean and attractive condition, in good repair, and adequately finished. Maintenance includes; but not limited to: painting, repair, replacement and care for roofs, gutters, downspouts, exterior building surfaces, glass surfaces, walks, driveways, and other exterior elements, such as landscaping. All Lots must be kept free of brush, vines, weeds, and any grass must be cut or mowed at sufficient intervals to prevent creation of a nuisance or fire hazard. No owner will allow any rubbish or debris to accumulate upon its Lot. All garbage, recycle and other waste must be kept in appropriate sanitary containers for proper disposal; sanitary containers must be stored behind the front line of the house (side of house) or be concealed. Exterior paint colors must be inclusive to the neighborhoods visually. Compliance reminder and non-compliance fines could be applied to owners not following maintenance obligations. Biggest issue currently are weeds along driveways and in the rocks.

-Due to the new CC&R's and Bylaws voted down. The current rules are in place and homeowners have in the past been given lots of leeway. Going forward the drive throughs are going to be more detailed than previously, to make sure Knolls Estates are up to high standards.

-YTD KE Unpaid Charges Total: \$47,023.89

-DW&S LLC (MOB) all Lots delinquent in fees! \$46,859.66

-2 Homeowner late fees, HOA dues, non-compliance. \$164.23.

-Water rates and Garbage rates were increased August 1, 2023. We anticipate another increase August 2024. All utilities have been increasing yearly.

-2023 Water shut off sent to 5 homeowners by centerpointe property managers. No water was shut off in 2023.

#### Secretary/Tresures Report:

Financial Report Summary 2023	2023 YTD	2023 Budget
Total Income	142,579.74	133,815.00
Total Net Income	17,067.91	12,119.50
Total Expense	125,511.83	121,695.50
Total Reserve Expense	48,435.00	
Total Assets	332,547.15	

-4 year actual of financials 2020, 2021, 2022 & 2023 with balance sheets and reserve expenses have been posted on the website. Along with 2023 actuals vs budget. 2024 a new budget committee will help with making a 2024 budget.

-Disaster preparedness 2023 focus is the theme is "A LASTING LEGACY" with the following tag line; "The life you've built is worth protecting. Prepare for disasters to create a lasting legacy for you and your family." Monthly focuses were given every month and are listed on the minutes on the website.

-2023 Design Committee information: new construction 5, Fences 2, Sheds 3, Decks 1 and Golf nets 1 approved.

-12 New Home Owners: January 1, 2023 to December 31, 2023: Gift certificate to cascade meat market in Sutherlin.

-2023 Empty Lots and Construction:

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|--|-------------------------------------|
| 1. Lot #21 Joann Sandstede: 2210 Eagle Loop:             | Empty Lot.                          |
| 2. Lot #85 John & Suzzane Heselius: 1957 Kapela Ct:      | Empty Lot.                          |
| 3. Lot #90 Stan Smith: 1955 Kapela Ct:                   | Empty Lot.                          |
| 4. Lot #130 Rick Griffith: 615 Arnie Ct:                 | Empty Lot.                          |
| 5. Lot #132 Jeffrey & Sharon Johnson: 602 Arnie Ct:      | New Construction                    |
| 6. Lot #149 Tina Jefferson: 1667 Scardi Blvd:            | New Construction                    |
| 7. Lot #151 Tom & Susan Lebengood: 1660 Scardi Blvd:     | New Construction                    |
| 8. Lot #167 Joshua & Heather Waechter: 1772 Scardi Blvd: | Empty Lot.                          |
| 9. Lot #174 DW&S LLC                                     | Empty Lot.                          |
| 10. Lot #175 Susan Wyhoon: 1708 Scardi Blvd:             | Empty Lot.                          |
| 11. Lot #27, 105, 110, 111. DW&S LLC                     | Vacant homes partially constructed. |
| 12. Lot #105, DW&S LLC: 724 Divot Loop:                  | New Construction home for sale.     |
| 13. Lot #106 DW&S LLC: 702 Divot Loop:                   | New Construction home for sale.     |

-Oakland city wide garage sales were May 20<sup>th</sup> and June 9,10,11 all City of Sutherlin garage sale, Knolls Estates had over 20+ homes participate.

-Our July 4<sup>th</sup> Golf cart parade, great success. First place: Mathew Cutler, Lot 92. Second Place: Irene & Carly Bratton, Lot 17. Third Place: Dwight & Margie Branco, Lot 118.

-Sept 9 second annual all homeowner BBQ was a great success, we decided to do in September instead of August due to the extreme heat. Great turn out.

-Christmas decoration contest December 2023.

- Grand Prize: Jim & Sharon Stanphill - 710 Dovetail  
1<sup>st</sup> Place: Bill & Sandy Riley – 719 Slazenger Court  
2<sup>nd</sup> Place: George & Joyce Chambers – 2090 Culver Loop  
3<sup>rd</sup> Place: Greg and Sherri Good – 1966 Kapella  
Honorable Mention:  
Phase 1: Ray and Tammy Axton – 2266 Eagle Loop  
Phase 2: Brian & Carol Thompson – 1952 Culver Loop  
Phase 3: Doug & Debbie Price – 713 Slazenger Court

