

JOHN'S WOODS HOMEOWNERS ASSOCIATION INC.



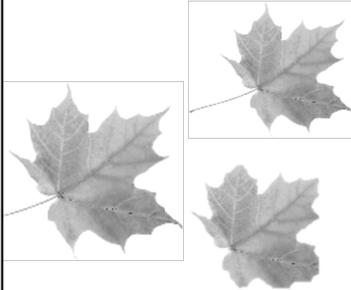
October 2022

2023 HOA Dues are Due 11/1/2022

To be sure our records are up to date, please complete the attached dues form and return it with your dues payment. Please do so promptly so that the HOA does not incur additional billing costs. If your home is listed for sale, make sure your dues payments are up to date, as your Title Company will require that they be paid prior to close of escrow.

Yard Debris Pickup

Yard debris pickup will be on **November 21st**. Pickup rules are available on the website. We will also be emailing a copy to residents in early November.



HOA Meeting October 13

You should have received, by email, a copy of the agenda for the HOA meeting. If not, please let us know. If you have not already done so, please advise by email (jwhoa@johnswoods.com) how many members of your household will attend, as we will be ordering pizza, drinks and munchies for the meeting. Please reference your home address in your email.



John's Woods CC&R's

We know that owners review the John's Woods CC&R's (Protective Covenants) when they purchase their property. We then suspect they are filed away and the provisions of the CC&R's are forgotten. Here are **some important highlights** of the CC&R's, including where necessary the legal interpretation by our HOA Attorney. Please read them carefully, and for details refer to the complete, and short form version of the CC&R's which can be found on the web site, johnswoods.com.

Sec. I:

- ▶ No short-term rentals. No in home businesses. No out buildings, or sheds are allowed.

Sec III 2 d:

- ▶ Roofing must be wood shake, asphalt, or tile. Asphalt shingle colors are those allowed in Mountain Park.
- ▶ Siding must be cedar, or redwood.
- ▶ Exterior changes to your home, including a change of paint color, must be approved by the Architectural Committee.

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John's Woods Homeowners Association Inc.

If you are new to the neighborhood, our Association was formed to provide a means for maintaining the John's Woods common areas, including entranceway landscaping, signs, and certain sidewalk areas. It also provides a common voice dealing with the City and County on neighborhood issues. In addition, the Association facilitates the periodic pickup of junk and yard debris, maintains a web site, which includes a Neighborhood Directory and list of approved roofing and siding materials, and coordinates other activities as needed.

If you do not have a copy of the John's Woods Protective Covenants, you might consider downloading a copy from the web site. Non-compliance with the CC&R's can result in legal action being brought against you, and/or future owners of your property. For questions about materials or to obtain approval on materials to be used for roofing, siding, window or painting projects, please contact the architectural committee at jwhoa@johnswoods.com.

Your Current Board

Thank you for your support of the Association and the volunteer board, whose members spend a lot of time working for the good of John's Woods. If you have any questions, please contact us at jwhoa@johnswoods.com or:

Gary Ciment 971-235-1628, **Susan Humm** 503-810-5815, **Bob Romanski** 503-636-7275, **Gary Sharp** 503-636-6018

John's Woods CC&R's, continued...

Section V:

- ▶ No noxious, unlawful, or offensive activity shall be carried on upon any lot.

Section VI:

- ▶ No structure, other than one single family home, may be used as a temporary or permanent residence.

Section VII:

- ▶ No parking of boats, RV's, trailers, or light equipment, is allowed on any lot unless in an enclosed garage.
- ▶ No "on street" parking for more than 6 hours in a 24-hour period, or overnight on street parking, is allowed.

Section VIII:

- ▶ No signs on any lot other than For Sale signs.

Section IX:

- ▶ No outside TV antennas are allowed. Only satellite dish TV antennas are permitted, per federal law.

Section XII:

- ▶ All front yards must be landscaped in an acceptable manner.

Section XIV:

- ▶ No fence or hedge may exceed 6 feet in height. Fences must be unpainted natural wood.

Section XV:

- ▶ No animals, livestock, or poultry may be kept on any lot. Only dogs and cats allowed.

Section XVI:

- ▶ Refuse containers must not be visible from the street when stored.

Section XVII:

- ▶ Tree removal must be authorized by the city.

Section XVIII:

- ▶ The CC&R's are binding on all owners in John's Woods.

Section XIX:

- ▶ Legal action can be brought against any owner violating the CC&R's.

Vegetation: Your Responsibilities

Is the vegetation next to the roadway a hazard? It may be if it restricts visibility at an intersection, obstructs the view of a sign, blocks a street light, impedes traffic or pedestrians, or hinders maintenance work.

Lake Oswego City Code requires property owners to keep sidewalks and the public right-of-way adjoining their property free from rocks, leaves, yard clippings, ice, snow and other debris. In addition, property owners must keep sidewalks, streets and the public right-of-way adjoining their property free from projecting or overhanging bushes, brush and limbs that may make the passage of vehicles or pedestrians unsafe. Property owners are responsible for both the clearing and disposal of debris.

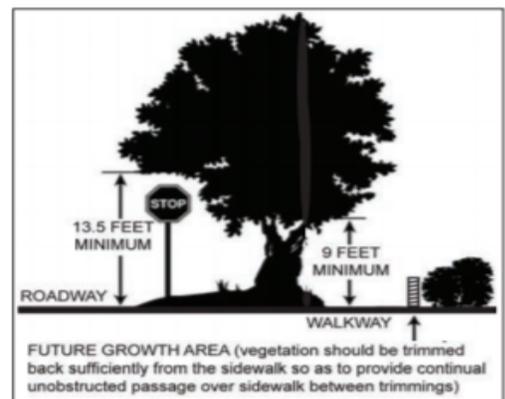
Branches, leaves and other vegetative growth shall not be allowed to project an elevation of less than 9 feet above the level of the sidewalk and 13.5 feet over a street. If your property is at an intersection, the corner must be kept clear of vegetation over the height of 30 inches for the visibility of vehicles and pedestrians.

For more information, contact Traffic Engineer Mike Ward at traffic@lakeoswego.city.

Tempest/Boones Ferry Drainage

We are concerned that the new drain installed on the north side of Tempest at Boones Ferry will divert water from the Tempest water gutter into the road and not into the storm drain. As has been the case in the past, this can cause an unsafe condition in the winter during freezes.

With the help of one of our residents, who is a commercial architect, this matter has been brought to the attention of the City Public Works Director, who has advised that they will look into the matter and take the necessary corrective action.



Vehicle Safety / Parking / Narrow Streets

John's Woods is currently experiencing its highest population of young children in recent memory. Many gather for play, including riding scooters and bicycles, particularly on the Majestic Court and Tempest cul-de-sacs. Motorists are urged to exercise awareness, courtesy and extra caution.

There are continued instances of contractors and guests parking on opposite sides of the street across from each other. Our streets are narrow, and this makes it impossible for two cars to pass on the street, and can impede emergency vehicles. An instance was reported this summer, where a commercial vehicle completely blocked the street. Please ask your contractors and guests to park on the same side of the street and be sure delivery vehicles are not completely blocking the street.



Storm Drains: Thank You!

The board would like to thank our neighbor Christine Olinghouse for volunteering to clean the 23 city storm water drains located in our neighborhood. She also affixed placards noting only rain water at the curb side of each drain. Thank you to the neighbors who provided their green waste cans for debris that was cleared from the street gutters in the process. As noted in the city guidelines, it is the homeowners responsibility to keep the curbs and gutters free of debris. Thanks Christine for being a good neighbor!

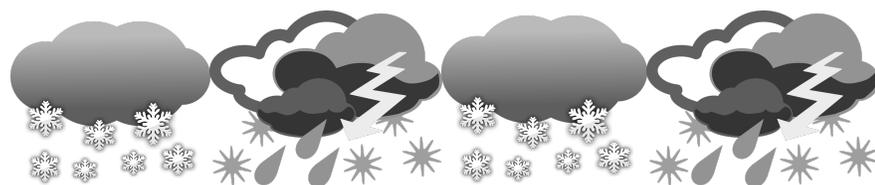
John's Woods Resiliency Disaster Prep

At the upcoming neighborhood meeting, we will be hearing from the Assistant Fire Marshall from the Lake Oswego Fire Department on various issues, many of which are in regards to the neighborhood being knowledgeable and prepped for various natural or other events affecting the neighborhood.

Several years ago, the JWHA started looking into building a neighborhood disaster plan, for that "just in case event". However, due to a variety of reasons, the effort went into a bit of dormancy. However, now we would like to resume the effort of informing the neighborhood on various tips and activities in the event something does happen, and normal grid and similar services are lost.

It could be a major earthquake, or other such natural events like an urban wildfire, crippling ice storms, etc. What is envisioned is instruction and tips on forming a walkie talkie type radio network, how to look out for neighbors, and tips and tricks to make your home more resilient to natural disasters that could occur.

The John's Woods Emergency Preparedness Committee will have a short presentation at the meeting on Oct. 19 to further explain their ideas and goals on this and keeping the Johns Woods neighborhood the very desirable neighborhood, it is and always has been.



Board Emails

A reminder that emails to the Board are not seen by the neighborhood and in most cases cannot be forwarded. Residents email addresses are kept confidential and we do not want to inundate residents email in-boxes with other than official HOA information. We will however, forward emergency information, and lost pet inquires. As a nonprofit corporation, we also cannot forward or sponsor any type of commercial information. To send an email to the board, use jwhoa@johnswoods.com.

Dogs:

We receive ongoing complaints from residents about dog owners not cleaning up after their dogs. Besides being courteous to your neighbors, Lake Oswego City Ordinance 2122 requires that all dogs be on a leash except when confined to the owner's property, and also requires that owners promptly remove dog waste from any public or private property, except that of the dog owner. Violators will be subject to a civil citation and fine. **Please keep your dogs leashed and clean up after them.**

Weather Stations in John's Woods

There are two weather stations in John's Woods, one on Duncan and one on upper Tempest, which can be accessed over the internet. They provide weather info specific to John's Woods, which could be useful during severe weather this winter. <https://tempestwx.com/station/48574/> Tempest Drive, and <https://tempestwx.com/station/36232> Duncan Drive.

Financials

Statement of Profit and Loss And Cash on Hand

October 1, 2021 - September 30, 2022

Income

Dues 7,590.00

Total Income 7,590.00

Expense

Corporation Fees 50.00

Fall Debris Pickup 2,885.15

Insurance D & O 1,056.00

Junk Pickup 1,173.67

Landscaping & Maintenance 1,920.00

Postage, Printing, PO Box, Supp 475.99

Water 312.94

Web Site, Domain Name, Email 166.87

Total Expense 8,040.62

Net Income (Loss) -450.62

Cash on Hand 10/1/2021 8,965.98

Net Loss -450.62

Cash on Hand 9/30/2022 8,515.36

#ClackCo PublicAlerts

By providing contact information, county residents can opt-in to receive critical emergency messaging via email, phone call and text during times of disasters. Important messages that could be relayed include notices to evacuate, shelter-in-place, shelter locations and other extremely important information. <http://www.publicalerts.org/>

The system is programmed with landline phone numbers, both listed and unlisted, from telephone company records. You must sign up here in order to receive alerts by:

- Cell phone
- Voice Over Internet Protocol (VOIP)
- Email
- TTY/TDD Devices

If the call is picked up by an answering machine, it will leave a message and not call back. If the number is busy or there is no answer, the system will try contacting your other contact methods. Once you have acknowledged receipt of a message on one device, the system will stop trying to contact your other devices.

By signing up, you can receive emergency notifications for your home or any other address (such as a business). You will only be contacted when the associated address is affected by an emergency.

