



HDE NEWS

4488 SE JERRY DRIVE, PRINEVILLE, OR 97754

www.hdehoa.com

JUNE 2015

FROM THE PRESIDENT

Our annual meeting on May 20 was the most significant occurrence of the month. (See recap on next page.)

Increase in water usage coincides with this time of the year and, particularly because of this year's drought conditions, water conservation becomes a first priority.

The state's drought situation has created concern, and questions arose at the annual meeting regarding the HOA's water supply currently, and in the future as well.

The short answer is that if our conservation efforts continue, coupled with last year's reorganization of our distribution system and added pumping capacity, there is no reason for immediate concern.

Longer term however, is probably a different story. Perhaps at some point an additional well will need to be installed. The state's water master's office has been contacted and we are waiting for a call-back for the opportunity to ask about our aquifer in general, and about the --at this point unknown-- process of installing a new well. We will keep you all informed as we learn more.

Generally speaking, association records are open for review. The exceptions are when personal information is involved, such as with CC&R violations, home foreclosures, or individual water billing accounts.

A question surfaced at the annual meeting regarding one owner's account that is significantly past due. In light of the public criticism that was leveled at the board regarding this account, both at the meeting and otherwise, I feel it's important that you all know the history of this account and the board's response to it.

The board became aware of the issue in September of 2011. The water was subsequently shut off, and remains so today. No one is living on the property. The board's basic strategy is this: if you want your water service reinstated, pay the bill.

The board has done it's "due diligence" in this case, and on two separate occasions has discussed our legal options with our attorney. Both times the attorney agreed that our current strategy is superior to any others. His assessment being that most often, liens and other assessment options are essentially worthless.

Reality is that there is only a very slim chance for us to receive any money from this property owner. However, our current strategy is the only one that has the slightest chance of doing so. The fact that we have chosen not to use traditional legal means to recover our money may very well prove to be a key factor in our receiving payment from this property.

Al Phillips, President

VOLUNTEERS WANTED ! CLEAN-UP OFFICE GROUNDS

Saturday June 20, 9:00 am

**Call Judy French to sign up: 541-447-6741
Or just show up!**

**Bring weedeater or other yard tools:
Shovel, rake, clippers, pruners, gloves**

**4488 SE Jerry Drive
Down steep driveway, next to Cistern #1**

FIRE PREVENTION

OPEN BURNING ENDED MAY 1

The hot weather is coming soon, and with it comes the need to look around your lot and see what you can do to protect your home in the event of a fire.

1. **Maintain a defensible space of 30 feet** around your home.
2. **Keep dry grass and weeds cut low** around your home and under trees.
3. **Prune lower tree branches** up to 5 or 6 feet above the ground. Cut off dead branches, especially if they overhang a structure.
4. **Keep wood and lumber piles away from your house.** Keep flammable material such as lumber, firewood, dry leaves or needles, out from under exterior wooden decks or stairs.
5. **Get rid of brush piles!** Dead branches make great fuel. It's cheaper to pay the dump fee than to burn down your house! (or the neighborhood!)
6. **Keep your roof and gutters clean.**
7. **Keep a hose handy.**
8. **Keep address signs visible.**
9. **Can a fire truck fit down your driveway?** Minimum clearances are 12 feet wide and 13.5 feet high.

HDE RESIDENTS' BREAKFAST

**First Wednesday of every month
Arrive 8:30 or 9:00am
Meadowlakes Restaurant**

Order individually as you arrive.

REMEMBER WATER CONSERVATION!

**Odd number lots, water on odd number calendar days. Even lots, even days.
Lot number, not address number!**

**PLEASE HELP THE METER READERS
*Please keep weeds cut back around your meter box.***

ANNUAL MEETING

Thanks to all of you that showed up at the Annual Meeting. Those who didn't attend can pick up a copy of the information packet that was handed out at the meeting from Al Phillips, 541-416-1403. The packet contains:

- Minutes from the 2014 Annual Meeting,
- Financial Summary and Budget Review, including a detailed list of expenditures for the water system and the office.
- Year in Review report
- Explanation of the at-large board position

Dorothy Wills and Chuck Merriam were re-elected to their board positions and Al Roth was elected to an at-large board position.

The board heard questions and concerns from a number of people. The biggest concern seemed to be a possible future water shortage that would result in HDE needing to drill another well. It was suggested by a few members that we start now to investigate the procedures for doing this, before an urgent need arises.

The board would like to remind everyone that our regular board meetings are open to any resident who wants to attend. If you have questions or concerns about board decisions or what is happening in HDE, please attend a board meeting or contact a board member. If you have constructive suggestions, let us hear them!

SPEAKING OF BOARD MEETINGS....

Sorry about trying to keep everybody confused, but now that we picked the **4th Monday of the month** for regular board meetings, we have to change the time to **6:30 pm** instead of 5:15. Check the website or call the secretary, Helen, at 541-362-5009 to verify meeting time before you go.

HDE WEBSITE

**To access our website: hdehoa.com
(for HDE residents only)
User name: owner Password: 172lots**