

**Bella Vista Homes HOA
QPM Newsletter**

05/05/2022

Dear Homeowner,

Thank you for your continued patience during the development of the Bella Vista Heights Community. The Declarant has 5 lots left to sell. The TAC has been meeting with QPM on a monthly basis to review HOA operations. Please let us know if you would like to attend the next TAC meeting. You can email the TAC directly at **BVTAC@QPMcompany.com**. We are starting to get some things done that have been long overdue. Overall, the community is looking good and is a nice place to be. However, there are some issues or concerns that need to be addressed.

What has been done? In the last year we have 1) Re-established irrigation supply to the AG Buffer, 2) Repaired 10 feet of drainage pipe in the park 3) Removed dead and dying plants and bushes around the parks' drainage pond 4) Replaced broken Irrigation control heads with smart technology that allows control of irrigation remotely 5) removed 6 or 7 trees from the park drainage pond 7) dug out the entry of the drainage pond to make drainage more efficient, 8) trouble shot valve zones 5 and 6 in the park and re-established irrigation to the dying dogwoods around the pond 9) had plumber inspect the parks drainage system to identify potential drain issues 10) Cleaned out storm drain on Camina 11) Cut back weeds in AG Buffer 12) repaired numerous irrigation leaks 13) Trimmed the vegetation at the Palermo Retention Pond 14) Cut back weeds and overgrowth on Carino. 15) Cleaned up street gutters 16) Replaced burned out street lamps 17) Trimmed overhanging limbs over asphalt path in park 18) Inspected retention pond inlet system **19) Hedge Trimming has been completed** 20) Rock has been installed along fence in the Park

We are in progress of developing an irrigation plan for the Spruce Trees along McAndrews. After consultation with an arborist, we are gathering bids to install an irrigation system in such a way as to minimize tree disturbance. In other words, we are evaluating options to install irrigation without cutting or trimming the trees at the base.

If you would like general information about the community, or would like to report a non-compliance issue, please email us at **BVcommunity@QPMcompany.com**

Overall, homeowners are doing a great job maintaining their yards and lots consistent with community standards. We have been having issues with builders and developers staging building materials and debris in areas off their lots. Please ensure your contractors are mindful of your neighbors and keep all building materials on your lot, and not in common areas or neighboring lots you do not own. There are a few vacant lots that need to have the weeds/brush removed to help mitigate fire damage. Notices of non-compliance have been sent out to non-conforming lots. We thank the vast majority of owners for having pride in ownership and being great examples in upholding the standards of the community.

We are in direct contact with builders to get them into compliance.

Bella Vista HOA Board Meeting

Due to unforeseen circumstances, the board has delayed the annual meeting for 2021. We are in process of finalizing the 2022 Budget. We are expecting to have an annual HOA Board meeting in the first quarter of 2022. The scheduling of the Board meeting is entirely dependent on the Board/Declarant. We are waiting on them to inform us(QPM) as to their plans.

Homeowner Online Portal

The Online Portal is an easy, fast, and secure way to pay dues and other charges online, view HOA documents, view payment history, and submit architectural reviews. Please visit <https://www.appfolio.com/help/owner-portal> for more information. Enroll today. [Click here for the Homeowner Portal Login Page](#)

Update: We were asked by a Homeowner to place HOA documents on the Online Portal, so we complied with the reasonable request. It is not a bad idea to have a bit of redundancy as to where documents are located. We inadvertently sent an email to all HOA members advising them of that action. No other changes have been made. We apologize for any confusion that may have caused the population.

Financials/ Reserve Study

The income statement and Balance sheet for 2021 are attached below. The reserve study for 2022 has been completed. Unfortunately, the report that Capital Reserve Consultants released had incorrectly assumed that all roads within the Bella Vista Community were private roads. This mistake skewed the numbers drastically as the HOA only has a small number of roads which they are responsible to maintain. Upon further review, we found that CLPM had corrected this mistake in 2016. Somehow the incorrect information got back into the report. We immediately contacted the vendor to get the report corrected. Unfortunately, the relationship with the vendor has soured leaving the HOA without an accurate 2022 Reserve Study. A couple factors led to this soured relationship 1) One of our homeowners contacted the Vendor earlier in the year and communicated with them in a hostile manner whereby they threatened to terminate the contract and 2) the owner of Capital Reserve Consultants suffered a stroke which has led to a drastic personality shift.

UPDATE: Capital Reserve Consultants is in process of correcting their 2022 Report. We are still waiting on their Final report to finalize the 2022 Budget.

Streets and Storm Drains

We are aware that E La Strada and W La Strada need pavement repairs. The HOA is going to defer repairs until the majority of the homes have been built. There is no need to make repairs only to have construction activities cause more damage to the street.

The City of Medford repaired asphalt cracks on Camina on 30 June 2021.

The clogged storm drain near 3680 Camina has been cleared. There was construction debris and loose concrete clogging the drain. This repair was completed on the 28th of June, 2021.

Update: Builders have cleaned up their gutters and reinstalled debris guards at storm drains.

Landscape Maintenance

US Lawns took over Landscape Maintenance on April 1st, 2021. They have been making constant repairs to the irrigation. Overall, they have been improving everything they have touched. And they are very responsive to the needs of the community. There have been times the Declarant has changed priorities for the Landscapers which has sometimes shifted their schedules and delayed other tasks.

Update: Hedge trimming along McAndrews has been completed for the first time in years. This task took considerable time to complete due to unforeseen circumstances such as labor shortages, weather, and City Planning restrictions. Thank you for your patience with this process.

US Lawns is in control of their work schedules, and they have timelines that must be kept. We would ask the Homeowners refrain from interrupting their work. If you would like recommend or report landscaping concerns, please email us at

Bvlandscaping@QPMcompany.com and we will work to resolve the issue.

Fountain

We are still in process of developing a vegetation plan for the abandoned fountain. The Fountain has been disabled and the electricity disconnected from the feature. We expect to have a plan for beautification of this area soon.

Park area

The drainage pond cleanout has been completed and there is no longer a need for heavy equipment. So, we are focusing on other park maintenance. We have asked for bids to repair/replace the asphalt. Unfortunately, getting bids and contractors willing to bid a small contracts is taking longer than anticipated. We are working with our landscaper to come up with plans to beautify the area.

Update: A Landscaper installed a 3 foot section of medium sized river rock along the entire Homeowner fence line in the Park. The was done to protect the fence from excessive wear caused by lawn maintenance personnel and irrigation overspray. We expect this project to begin in March.

Palermo Drainage pond

Grasshopper Lawn Maintenance has trimmed cut back the vegetation within 1-2 feet of the perimeter fence. The City of Medford has now granted the HOA access to the fenced area. This will facilitate any extra vegetation maintenance in the future.

At the October TAC meeting, it was revealed that a homeowner had jumped the locked fence to gain access to the pond in order to test the water quality. It was conveyed that the test revealed high levels of E-coli. It should be noted that such biological hazards can be caused by the wild animals that use the pond. On October 26th, QPM went to the City of Medford and discussed this potential concern. The City

confirmed that proper protocols were used in the sanitation of the pond. And that they expected that rain water would clear the hazard naturally. The City has since reported that their tests show that the pond is within normal ranges. The City has confirmed that they will continue to monitor pollution levels of the pond. The City has inspected the pond this winter and all bacteria levels were in acceptable ranges.

Water Quality for Bear Creek Water Way as been problematic for years. To learn more, go to a search engine and type: Bear Creek and E-coli into the search bar.

AG buffer (Lots 66-69, 71, 85-95)

Upon evaluating the AG buffer plan, QPM had some concerns in terms of design and long-term maintenance costs to the HOA. So, we advocated to get a local landscape designer involved. On their own accord, QPM interviewed various Landscape designers who specialize in these types of installations. We recommended that the Declarant contact Gary Krause before they proceeded on their previously approved plan. Fortunately, the Declarant liked the solutions that Gary provided. The plan has been finalized.

The approved plan is to install an irrigation grid in the AG buffer that uses self-clearing/cleaning water emitters. These emitters have copper within them that help prevent roots from interrupting water flow. The plan is designed to provide subsurface irrigation and minimize water loss due to evaporation. Once the irrigation grid is installed, the entire area will have a seed and compost mix blown in at a depth of 4-5 inches. The seeds will be of a variety as spelled out in the AG Buffer Agreement paragraph (3.A.iii).

The plans calls for Ground control to blow in the para-seed/compost mix using a 200 foot hose. They will need access to the AG Buffer through nearly all properties bordering the AG buffer. The plan can be

executed rather swiftly. We will be coordinating with the affected homeowners now that the plan is finalized. **This will be completed 9 May 2022 through 13 May 2022**

Update: AG Buffer irrigation installation was completed about two weeks ago. We have been on a weather hold due to the recent wet weather. Final installation is scheduled to commence next week, on the 9th of May 2022 and will continue through the end of the week. For those who live along the AG Buffer, please leave your gates unlocked next week to facilitate completion of the project. We are hopeful that the AG Buffer installation will be completed by the 14th of May. Hopefully, the weather will cooperate.

Fences in AG Buffer

The Bylaws state that all fences within the AG Buffer must have gates. All gates should be six to eight feet wide. This size of gate should allow small earth moving equipment along the AG buffer. We need to make sure none of the gates interfere with the drainage system. Please ensure not to damage the irrigation system when installing your fences. If you have any questions about construction within the AG Buffer- Please email us at ARC@QPMcompany.com

Nuisances from Construction Activity

We have been fielding various complaints about New Construction Nuisances. Please review the following paragraphs from the Bella Vista Bylaws to get a better understanding of what constitutes a Nuisance.

2.28.1 Normal construction activities and parking in connection with the building of improvements on a lot shall not be considered a nuisance or otherwise prohibited by this Declaration unless they are in violation of the Design Guidelines or requirements of the ACC.

10.5 This Declaration will not be construed so as to unreasonably interfere with or prevent normal construction activities during the remodeling of, or additions to, improvements by an Owner (including Declarant) upon any Lot within the Property. Specifically, no such construction activities will be deemed to constitute a nuisance or a violation of this Declaration by reason of noise, dust, presence of vehicles or construction machinery, posting of signs or similar activities, provided that such construction is pursued to completion with diligence and conforms to usual construction practices in the area.

Construction Activity Concerns

We have fielded a few complaints from Homeowners about their neighbors building processes taking too long. We can appreciate the irritation that comes with looking at an unfinished property. Please be aware that most builders are currently facing serious challenges in terms of supply chain shortages, labor shortages, and extreme inflation. The Architectural review Committee is aware of these issues and is granting exceptions to the builders timelines and plans when reasonable and necessary. These issues did not exist when the majority of homes were built. Please continue to be charitable and understanding of those Homeowners/contractors/builders who are experiencing the added pressures caused by the Global Pandemic. Rest assured, we would treat everyone else similarly if the roles were reversed. Thank you for understanding.