



**Bella Vista Homes HOA
QPM Newsletter**

05/07/2021



Regarding Property

Dear Homeowner,

Thank you for your continued patience during the development of the Bella Vista Heights Community. The developer is expected to have only 9 lots to sell by the end of May. The TAC has been meeting with QPM on a monthly basis to review HOA operations. 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.

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**

Most homeowners are doing a great job maintaining their yards consistent with community standards. However, there are a few yards that need attention and are detracting from the overall appearance of the community. Please take the time to ensure that your yards are up to standard. 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.

If you would like to report a landscaping concern, or submit a recommendation for modifications to current landscaping, please email us at **BVlandscaping@QPMcompany.com**

Some of the builders have let their operations get a bit messy. Please ensure your contractors are minimizing trash and debris left on site. It is important to be good

neighbors and minimize the impact of construction to affected parties. It is also important for each contractor to clean up messes in common areas. There are some areas where lots of rock, dirt and debris has been left in the street or common areas. Please help us direct your contractors accordingly.

QPM has updated their website. There are two pages for Bella Vista: [Click here for General Info](#) and [Click here for Architectural Control](#). Both pages can be located on our website located at www.QPMcompany.com. Just follow the tabs under the HOA menu. The general page contains the bylaws and amendments, and the ACC page has all the forms needed to apply for approval of the Architectural Control Committee. Both pages will be updated with more content on a periodic basis.

Financials

The 2020 budget has been accepted as the 2021 budget as per Bylaws. The reserve study for 2021 has been received by QPM and should be available to the membership soon. The Reserve Study Vendor will be on site at the end of August to develop the reserve study for 2022. We are planning on having the 2022 budget approved by September 2021. You will be notified by the end of September if the monthly assessments will be increased for year 2022.

Street Repairs

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. We are aware that many of the streets that belong to the city are in need of repair. The city is also aware of these issues. It is not certain when the needed repairs will be accounted for within the City of Medford's budget. Given the budget shortfalls caused by the pandemic recession, it is not clear when the city will remedy the situation.

LOT 39 (The lot next to the fountain)

The declarant will be transferring title of lot 39 to the HOA in the near future, at no cost to the HOA. Part of the lot was absorbed into lot 38. The HOA will be responsible for landscaping/upkeep of the lot. We have asked for bids to install grass, and irrigation between the sidewalk and street. We have also asked the Landscaper to come up with a plan to reclaim the area from the ugly mess caused by the sidewalk installation. We are working on a plan to beautify this area.

Landscape Maintenance

US Lawns took over Landscape Maintenance on April 1st, 2021. They have been making constant repairs to the irrigation. An old irrigation control panel burned out and was replaced. The new irrigation control head is connected to the internet which allows for remote control of the system, and has an active automated watering system that will automatically adjust water levels based on weather reports. It is hopeful that the HOA will conserve water with this upgrade.

The landscaper has informed me that they are in process of adding amendments to common areas of the HOA. There is some type of infestation in the Palermo area. The dead looking grass is being treated and mitigated. Your patience in the restoration process is greatly appreciated.

US Lawns is in control of their work schedules, and they have timelines that must be kept. We have had a few Homeowners interrupt their work to have them do special tasks outside their current scope of work. 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.

Some of the retaining walls along McAndrews are showing signs of deterioration. Both landscape contractors past and present reported that while some parts of the wall are deteriorating, there is no need for alarm. The HOA will eventually have to make a decision of how to remedy the situation in the long run. For now, the Landscape contractors are reviewing the wall and removing any potential safety hazards. We have been assured that these issues appear to be only cosmetic at this time.

Fountain

The Fountain is currently operational and running on both pumps. We expect to run it for a few months, likely shutting it down mid-September.

We will collect data on associated yearly maintenance and running costs. The long run viability of the fountain will need to be entertained by the next HOA board and general membership. The antiquated design is not efficient and is very costly to run. The vault that houses the pumps has poor cooling characteristics which causes the pumps to overheat during the hottest summer months. The heat stress creates pump failure. You can expect fountain pumps will need to be replaced every 1-2 years costing the HOA about \$5,000. The fountain is prone to losing prime which increases maintenance costs. Also, you can expect the fountain to be vandalized at least twice yearly costing the HOA \$500-\$1000 per year to mitigate.

We are currently working on replacing the lighting control box for the fountain. We aim to have lights restored to the fountain by mid-June.

Based on preliminary data, we estimate the cost of running the fountain to range between \$12,000-\$16,000 per year. Depending on run schedule and unexpected maintenance costs.

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. Also, some unhealthy vegetation around the pond will be removed and in some cases replaced. We expect our landscaper contractor to submit a plan to take care of the dead and dying plants, which includes adjusting the irrigation as needed.

Palermo Drainage pond

We are waiting on dryer weather for the city to accomplish final sanitation of sewage contamination. After sanitation is completed, we will need to fill the pond with some aggregate to get the water to drain more efficiently. We are in direct contact with the City Attorney and are collaborating with them to resolve these issues. In the past, certain homeowners have been too aggressive and the City is now reluctant to help us. *Please do not reach out to the city on this or other HOA matters.* In the future, you are encouraged to contact us at either BVcommunity@QPMcompany.com or BVTAC@QPMcompany.com. We will be sure to reply promptly.

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

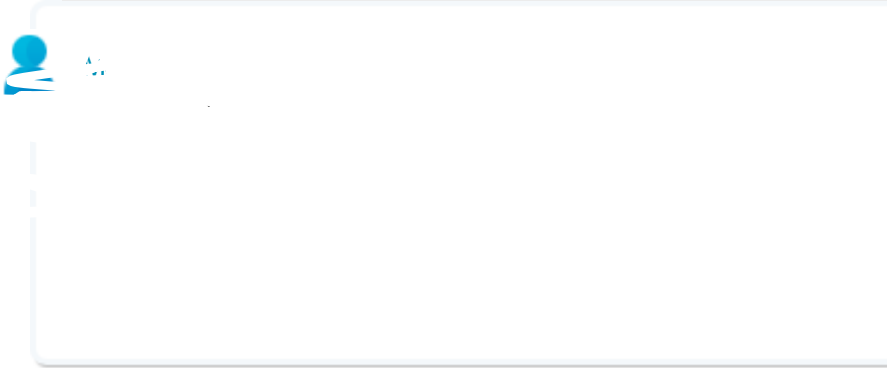
Within the next week or so, the Medford Water Commission will be installing a water meter that will service the AG Buffer. The Landscapers will be evaluating the entire system, and report back the extent of needed repairs. Expect vendors to be in the AG buffer over the next couple weeks.


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. If you have any questions about construction within the AG Buffer- Please email us at ARC@QPMcompany.com

317 Howard Street
Medford, OR 97504

Unpaid Charges



 **2008001**
Bella Vista Homes HOA
Various Addresses
Medford, OR 97504

Date	Description	Charges	Payments	Balance
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No Results

Total Amount Due	0 - 30 Days	30+ Days
0.00	0.00	0.00