



**Bella Vista Homes HOA  
QPM Newsletter**

04/19/2021

Regarding Property: [REDACTED]

Dear Homeowner,

Thank you for your continued patience during the development of the Bella Vista Heights Community. We would like to update you on maintenance concerns and financials. We will be issuing another letter in the near future that goes into detail about the TAC committee and what to expect when the Declarant transfers control of the HOA Board over to your community members. Also, we will be informing you of changes QPM has made to better serve your interests.

Eventually, you the membership will be able to elect a board to make decisions for the community. Until then, if you have any questions, or would like to report maintenance issues, please email us at [HOAinfo@QPMcompany.com](mailto:HOAinfo@QPMcompany.com).

For now, the Declarant has complete control of the Board to run the HOA as they see fit. When it comes to maintenance, the following bylaw applies.

**7.1.2 The Board shall be the sole judge as to the appropriate maintenance of all Common Areas and other properties maintained by the Association. Any cooperative action necessary or appropriate to the proper maintenance and upkeep of said properties shall be taken by the Board or by its Manager.**

## **Financials**

The year-end combined financials for 2020 have been completed and are included in this letter. The reserve study for 2021 should be done by the end of April. The Reserve Study Vendor will be on site at the end of August to develop the reserve study for 2022. The 2020 budget has been accepted as the 2021 budget as per Bylaws. 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 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 are aware of rock aggregate being dumped on lot 39. The contractor has been contacted and will be moving the material shortly.

## **Lawn Maintenance**

US Lawns was awarded the contract for landscape maintenance. They took over from the previous vendor on the first of April. Irrigation was turned on last week. We are giving them time to learn the property and irrigation systems. We have asked them to evaluate all vegetation and irrigation systems and report back their findings. We expect to have their recommendations on an ongoing basis. Any serious issues will be reported ASAP.

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**

Siskiyou pump is scheduled to clean and repair the fountain on or about the 27th of April. Also, the landscaping lights that need repair/replaced are in progress of being scheduled. We are likely going to minimize use of the fountain this year to conserve energy, water and money. The fountain will be operational when they complete the

necessary tasks. We plan on operating the fountain for a period of time to collect data on associated 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. Expect minimal fountain usage this year.

### **Park area**

We are waiting on a contractor to clean out the drainage pond in the park. It is scheduled to be completed on or about the 4th of May. Once the drainage pond cleanout has been completed and there is no longer a need for heavy equipment, we will be focusing on other park maintenance. We have asked for bids to repair/replace the asphalt. 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**

The City of Medford informed the HOA that a sewer line had been inadvertently connected to the storm water drain. How this happened is still a mystery. However, the developer has remedied the plumbing. The city of Medford reported that all solid waste matter has been removed. They are waiting on dryer weather to accomplish final sanitation. After sanitation is completed, we will need to fill the pond with some aggregate to get the water to drain more efficiently. We have been 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.*

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

The declarant has caused a drainage system to be installed at the southernmost boundary of the community also known as the AG Buffer. The construction of the drainage system was designed, supervised, and approved by an engineer. We are pleased to report that the installation of the Drainage system is complete. However, there still things that need to be done to finish the AG buffer.

The AG buffer agreement states that vegetation will be planted and irrigated for the entire zone. Unfortunately, the irrigation lines were damaged from the construction activities of home builders along the AG buffer. Also, some builders installed landscaping that severely encroached into the 25 foot AG buffer easement which forced modifications to the previous plan. Currently, the declarant in consultation with their legal team is developing an AG Buffer vegetation plan that meets the terms of the CC&R's and AG Buffer agreement. The declarant has indicated that finishing the AG buffer is of utmost importance, and a priority for the development. Once we have the AG buffer plan approved by the declarant, we will contract with a local landscaping installer to complete the project.

The CC&R's state the Declarant has the right to proceed with construction on their own timeline. All installations must be completed by the time the last lot in the BVH inventory has sold. We can appreciate the frustration that this elongated timeline could potentially cause those who are affected. At this time, the declarant has about 13 properties yet to sell. It appears we are getting closer to the time at which the declarant will turn over management of the HOA to the membership.

Maintenance of the AG Buffer has caused homeowners to remove fences that are in the AG buffer. We are aware that this has posed potential security risks for those affected. It would be best if the fences stayed down until all installations are complete. However, given that we do not have a date certain for all installations to be complete, it is reasonable for those affected owners to temporarily reinstall fences in the AG Buffer area. The caveat is that those fences would need to be removed when new AG Buffer installations are underway.

Looking at the fences that were previously installed within the AG Buffer, it has become apparent that many of the fences were not built in compliance with the CC&R's. Please review the CC&R's to ensure your fence has been built accordingly. For your convenience, we have included a some notable paragraphs of the CC&R's below:

**2.36** No Obstructions to Drainage. No Owner shall erect, construct, maintain, permit or allow any fence or other improvement or other obstruction which would interrupt the normal drainage of the land or within any area designated by Recorded plat, or other Recorded instrument, as a

"drainage easement" except that, with the prior consent of the County and the ACC, nonpermanent structures, including fences, may be erected in those areas which contain only underground closed conduit storm drainage facilities.

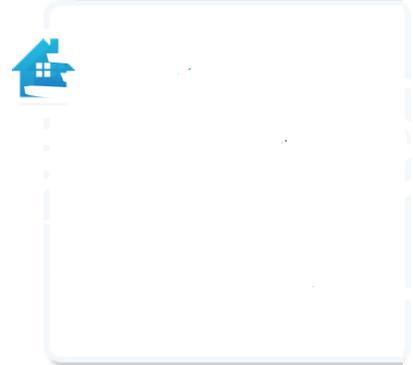
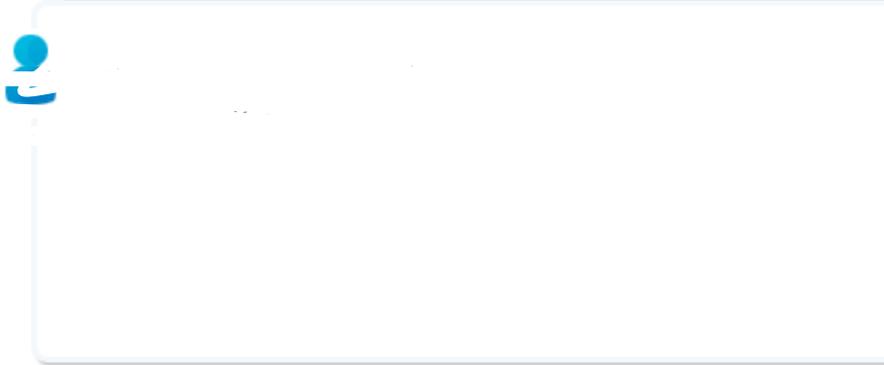
**14.2.4-** Construction of Cross fences in most southerly 25 feet of the buffer Zone is prohibited unless gates are included in the fences in order to allow the neighboring property owner to exercise the easement rights granted to such owner

**14.3** Owners of Buffer Zone lots

(b) No road, access, wall, drainage facility, or any other feature of the Buffer Zone may be altered.

317 Howard Street  
Medford, OR 97504

Unpaid Charges



Date	Description	Charges	Payments	Balance
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No Results

Text

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

## 2020 Budget

### BELLA VISTA HOMES HOMEOWNERS ASSOCIATION

Number of Units: 107  
 Budget Year: 2020  
 Budget Type: Monthly  
 Fiscal Year End: 12/31  
 Common Areas: Open Space Tracts B, C and D together with the Private Roads Tract A  
 - LaStrada Circle, Tract E - Sorrento Lane, Tract F - Carino Lane, Tract  
 G - Camina Drive

BUDGET ITEMS	2019 PRIOR BUDGET	2020 BUDGET PER YEAR	2020 BUDGET PER MONTH	2020 BUDGET PER UNIT PER MONTH
<b>REVENUES</b>				
Operating Income	76,525.40	85,007.88	7,083.99	66.21
Reserve Income	16,567.00	17,064.00	1,422.00	13.29
<b>TOTAL REVENUE</b>	<b>\$ 93,092.40</b>	<b>\$ 102,071.88</b>	<b>\$ 8,505.99</b>	<b>\$ 79.50</b>
<b>GENERAL EXPENSES</b>				
<b>Administrative Expenses</b>				
Bank Service Charges	100.00	100.00	8.33	0.08
Board Meeting Expenses	200.00	220.00	18.33	0.17
Insurance	2,000.00	1,950.00	162.50	1.52
Operating Contingency Fund	1,000.00	1,000.00	83.33	0.78
Postage	150.00	200.00	16.67	0.16
Taxes	50.00	50.00	4.17	0.04
Allowance for Uncollected Dues	-	-	-	
<b>Grounds Expenses</b>				
Fountain Maintenance	2,000.00	2,000.00	166.67	1.56
Grounds Maintenance	900.00	900.00	75.00	0.70
Landscape Contingency	6,500.00	6,500.00	541.67	5.06
Landscape Contract	37,800.00	37,800.00	3,150.00	29.44
Landscape - Ag Buffer	3,500.00	3,500.00	291.67	2.73
Utilities	13,275.00	18,400.00	1,533.33	14.33
Vandalism	200.00	200.00	16.67	0.16
<b>Professional Expenses</b>				
Accountant - Tax Preparation	2,775.00	2,775.00	231.25	2.16
Legal Services	200.00	200.00	16.67	0.16
Community Management Services	12,000.00	12,000.00	1,000.00	9.35
Reserve Study Annual Update	1,144.00	1,350.00	112.50	1.05
<b>SUBTOTAL GENERAL EXPENSES</b>	<b>\$ 83,794.00</b>	<b>\$ 89,145.00</b>	<b>\$ 7,428.75</b>	<b>\$ 69.43</b>
<b>GENERAL RESERVE ALLOCATION</b>				
Allocation to Reserves	16,567.00	17,064.00	1,422.00	13.29
<b>SUBTOTAL GENERAL RESERVES</b>	<b>\$ 16,567.00</b>	<b>\$ 17,064.00</b>	<b>\$ 1,422.00</b>	<b>\$ 13.29</b>
<b>Less Prior Year Carryover</b>	<b>\$ (7,268.60)</b>	<b>\$ (4,137.12)</b>	<b>\$ (344.76)</b>	<b>\$ (3.22)</b>
<b>TOTAL BUDGETED EXPENSES</b>	<b>\$ 93,092.40</b>	<b>\$ 102,071.88</b>	<b>\$ 8,505.99</b>	<b>\$ 79.50</b>

**Bella Vista Homes - Homeowners Association  
Combined Income Statement Report - 2020**

QPM / CLPM  
January through December 2020

	TOTAL
<b>INCOME</b>	
HOA Dues	91,988.47
HOA Pre-Paid Dues	1,510.50
Late Fees Collected	90.00
Finance Charges	146.98
QPM Processing Fees (In - Pass Thru)	700.00
Non-Refundable App Fee for Architectural Review	3,250.00
Working Capital Income	<u>6,000.00</u>
<b>Total INCOME</b>	<b>103,685.95</b>
<b>OPERATING EXPENSES</b>	
Bank Service ChargesFees	53.00
Insurance Expense	1,958.00
Postage	71.45
Taxes	50.00
QPM Processing Fees (Out - Pass thru)	575.00
Accounting Services	2,775.00
Legal Services	106.00
Management Fees	11,913.32
Reserve Study Update	1,350.00
Electricity	5,601.00
Water	6,002.44
<b>GROUNDS SERVICES</b>	
Vendor Mark-Up	70.00
Ground Maintenance-Hedge/Tree Trim/Dog Waste	9,069.26
Landscape Contingency	6,305.00
Landscape Contract	31,500.00
Landscape - Ag Buffer	3,300.00
Fountain Maintenance	470.00
<b>Total EXPENSES</b>	<b><u>81,169.47</u></b>
<b>NET OPERATING INCOME</b>	<b>22,516.48</b>
Other Income	-
Interest Income	<u>18.77</u>
<b>Total Other Income</b>	<b><u>18.77</u></b>
<b>NET INCOME</b>	<b><u>22,535.25</u></b>

Deferred Assessments	16,059.00
Common Reserve Allocation	8,058.74