



**Bella Vista Homes HOA  
QPM Newsletter**

07/01/2021

Morgan Butler  
3621 Camina Drive  
Medford, OR 97504

Regarding Property:3621 Camina Drive

Dear Homeowner,

Thank you for your continued patience during the development of the Bella Vista Heights Community. The Declarant has 9 lots left to sell. 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**

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.**

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**

QPM has updated their website. There are two pages for Bella Vista that can be located on our website located at [www.QPMcompany.com](http://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.

### **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.

### **Financials**

The reserve study for 2021 has been received by QPM and has been made available through your online portal. 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. Fortunately, 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.

### **LOT 39 (The lot next to the fountain)**

The declarant transferred title of lot 39 to the HOA on or around April 20th, 2021. The declarant paid all deferred dues up to date prior to transfer. This means that the lot belongs to the HOA. So, all costs related to upkeep, maintenance, landscaping, and taxes etc. are the responsibility of the HOA. 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. We expect the weeds to be cut down within the next week.

### **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.

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.

### **Fountain**

The Fountain is currently out of operation because both pumps have burned out. Both pumps have been replaced, one in 2019 and the other in 2020. The vault that houses the pumps has poor cooling characteristics which causes the pumps to overheat during the hottest summer months. The heat stress facilitates pump failure. The antiquated design is not efficient and is very costly to run. We have proven that fountain pumps will need to be replaced every 1-2 years costing the HOA over \$10,000. 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 estimate the cost of running the fountain to range between \$16,000-\$20,000 per year. Depending on run schedule and unexpected maintenance costs.

**Siskiyou Pump will be onsite to winterize the fountain on July 16th, 2021.**

**We need to hear from you with your vote**

*Given the extreme costs of maintaining and operating the fountain, many have voiced that use of the fountain should be discontinued. Eliminating the fountain will save the HOA quite a bit of money. Homeowners must vote and decide whether or not to discontinue fountain operation. We will be sending out ballots shortly to get your individual positions on the matter.*

**Fountain options**

1. *Continue use and accept the costs associated with maintenance and upkeep- \$15,000-\$20,000 per year- (Will result in dues increase)*
2. *Upgrade fountain- and continue use- Upgrade will cost homeowners \$35,000-\$50,000 and then you can expect annual running costs to be around \$12,000 per year. (could result in a special assessment and/or dues increase)*
3. *Disable fountain, and install plants, trees and irrigation within the fountain basin to beautify the feature- Low ongoing costs. Plans are being drawn up so we can get bids. (this will allow HOA dues to remain flat)*

**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. US Lawns has recently removed most of the unhealthy vegetation around the pond. We are working with our landscaper to come up with plans to beautify the area.

**Palermo Drainage pond**

According to the City Attorney, sanitation of the pond has been completed. US Lawns will be trimming back the overgrown vegetation shortly. We are still waiting for a response from the City Attorney to see if we can add aggregate to the pond to have it drain more effectively.

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

Weeds within the AG buffer were cut down recently. US Lawns will be mitigating the overgrown poison oak over the coming weeks. Unfortunately, the neighboring property has not been keeping the vegetation on their side from becoming a fire hazard. The declarant is in contact with them to resolve that issue. If they don't act quickly, we will get US Lawn to clear the area on the other side of the fence to create a fire break to better protect the community.

US Lawns reported that the main irrigation line is now in tact and holds pressure for the entire length of the AG Buffer. Unfortunately, there are some modifications that are needed. There is a lot that built a retain wall on top of one of the irrigation lines which is leaking. The irrigation will need to be rerouted to resolve that issue. We will know what repairs are needed to make the AG buffer fully operational within this week. Thank you for your continued patience while they resolve these issues.

## **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 reinstalling your fences. If you have any questions about construction within the AG Buffer- Please email us at [ARC@QPMcompany.com](mailto:ARC@QPMcompany.com)

317 Howard Street  
Medford, OR 97504

Unpaid Charges



Morgan Butler, Kathleen Liera

3621 Camina Drive  
Medford, OR 97504



2008001

Bella Vista Homes HOA  
Various Addresses  
Medford, OR 97504

Unit: 034

Phone: (541) 772-2157

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