

09/21/2021

Regarding Property:

Dear Homeowner,

Thank you for your continued patience during the development of the Bella Vista Heights Community. The Declarant has 8 lots left to sell. The TAC has been meeting with QPM on a monthly basis to review HOA operations. The TAC held a Homeowners meeting VIA video conference on the 15th September. 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.....and more.

*We are in progress of installing irrigation to the Spruce Trees along McAndrews. The trees will be cut back to expose 2 feet of the base at the trees. Once the base is opened up, irrigation will be installed to make sure these trees have adequate water.*

We are reviewing the report submitted by the Landscaping Committee. Quite a few items on the report were already in process of remediation. It should be noted that most of the issues noted have persisted for years. So we are chipping away at them as time and budgeting permits.

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](mailto: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**

The HOA has installed a new board. We are expecting to conduct an annual meeting mid-to-late October 2021. Here are the names and positions of the current BV Board:

Aaron Fedora- President  
Joshua Lommer- Secretary  
Wes Bews- Treasurer

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. [Click here for the Homeowner Portal Login Page](#)

### **Financials**

The reserve study for 2022 is in progress. Capital Reserve Consultants was on site the weekend of September 11, 2021. We expect the 2022 report to omit yearly expenses for the Fountain. The Reserve Study should be available around mid-October. As of the date of this letter, there is \$94,914.31 in the reserve account.

The Budget for 2022 will be submitted to the board by the end of September 2021.

### **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.

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.

## **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.

**Hedge trimming along McAndrews is scheduled for the week of 27 September -1 October 2021. US Lawns will have a bucket lift to get into those hard to reach areas. Please be patient and kind to the employees because they are stretched thin.**

**The Vegetation around and in the retention pond on Palermo will be trimmed and dressed up the week of September 20th by Grasshopper Lawns.**

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**

Homeowners recently voted to discontinue use of the Fountain. We had excellent participation with nearly 70% of the membership cast votes. The ongoing and excessive maintenance costs and the fact that our region is in a drought contributed to the Homeowners decision. All told, 65 Members cast their votes: 53 class A votes in support of discontinuing use of the fountain and 12 votes for upgrading and/or continuing use. The Declarant still owns 8 lots. The Declarant placed all of their votes with the majority making 61 votes in support of discontinuing use of the fountain which is a clear majority. Fifty-eight percent of all possible votes are in support of the proposal, eleven percent against, and 31 percent did not vote/abstained. The Board is expected to ratify and codify this result to make it official.

The TAC is exploring ways to beautify the property where the fountain is located. They are consulting with an Architectural Landscaper to explore possibilities. Many owners have voiced that a Bella Vista Sign would be nice to have in front of the defunct fountain. We will keep you informed as the plan develops. Please feel free to contact the TAC for details or to give feedback.

## **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 contract 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.

Homeowners got together recently and manicured some areas within the park. It is nice to see the community come together with common interests in mind.

### **Palermo Drainage pond**

Grasshopper lawn Maintenance will be trimming back the overgrown vegetation this week of September 20th, 2021. 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)**

November 1st, 2021 the AG buffer installation is scheduled to start. The Declarant desires to have the AG buffer completed before the New Year. With a bit of luck, and some good weather, this project will be in the rear view mirror.

### **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](mailto:ARC@QPMcompany.com)