

Need Help Maintaining Your Yard?

We understand that mowing your lawn and trimming your edges may not be your strong suit. In fact, you may be tired of getting notices from the HOA regarding the condition of your yard during these summer months. At the request of many homeowners, we are including a list of landscapers that maintain yards in Bauer Highlands.

Tomas Yard Maintenance— 503-995-3810—Tomas Mata

Complete Maintenance, Trimming, Bark Dust, Pressure Washing, Sprinkler System Repair, Cleaning Gutters and Windows. ***Mention the Bauer Highlands newsletter and Tomas will extend a 10% discount toward your first service!***

Martin Sanders—503-324-8063

Martin Sanders is the original landscaper that landscaped all of the properties in Bauer Highlands for Legend Homes. They continue to maintain all of our common areas.



**Bauer
HIGHLANDS**

c/o Community Association Partners
4850 SW Scholls Ferry Road, Suite 202
Portland, Oregon 97225



Tazza Café – Not Just for Coffee Anymore!

Did you know that Tazza Café is now serving a full deli menu along with wine???

That's right, Tazza is offering fresh made to order breakfast and deli sandwiches, and kid's meals along with their full coffee menu. Tazza Café is also serving Boedeker 7 Pinot Noir and Pinot Gris for those needing a little more than a caffeine boost! In addition to the expanded menu, they are currently building an outside seating area for patrons to enjoy their drinks as summer approaches. Please support our neighborhood businesses and come by and enjoy breakfast, lunch, wine, coffee and desserts at Tazza Café.

Tazza Café business hours:

Monday– Friday 6:00am—6:30pm

Saturday 8:00am—4:00pm and Sunday 8:00am—3:00pm.

Happy Hour is Fridays from 3:00pm—6:30pm.



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www.bauerhighlands.org

Bauer Highlands Newsletter

June 2011

Bauer Highlands Crime Alert!!!

On Wednesday, June 8, 2011, a home on NW Avignon Lane was burglarized during the day. The burglars broke in on the bottom level of the home and shattered the sliding glass door. They then proceeded to go to the master bed-



room and stole all the jewelry in the home and cash from the house. It appears that the burglars knew the homeowner's schedule and hit the home when the homeowners were not present. In addition, they did not steal electronics and laptops but instinctively knew to

steal the jewelry that was inside the home.

KOIN News 6 covered this story as the top story on the 11:00pm news the next day. Not the kind of attention we like to have for the neighborhood, but obviously, it was a

severe enough crime to warrant this burglary as a top story. Please be on ALERT with any suspicious activities, cars or people in the neighborhood and CALL 911 or the non-emergency dispatch number at 503-629-0111 if you see anything out of the ordinary.

In addition to the burglary, 2 other homes off NW 125th Avenue had their cars broken into in the past 3 weeks. Items were stolen out of these cars so it is pertinent that homeowners park their cars in their garages and make sure cars are locked if they are parked outside.

Early morning on Saturday, April 16, there was a hit and run of a vehicle parked on NW Forest Spring Lane. The parked vehicle had the side view mirror knocked off in addition to damage to the side of the vehicle.

Again, if you have any information regarding any of the crimes or see suspicious activities do not hesitate to call the proper authorities!

Front Common Area Beautification Project

We have received lots of the feedback from homeowners regarding the appearance of the front common area along NW Saltzman. The Board has chosen Cascadian Landscapers to re-landscape the front area along the brick wall and implementation of the project will begin in the next couple of weeks. We are still waiting on final design plans and the work should take approximately 3-4 days to complete. We are looking forward to seeing the final landscape and hope homeowners will enjoy the new look! As always, please be pertinent in picking up after your pets in the lawn area as we are working very hard to beautify Bauer Highlands!



2011 Annual HOA Meeting

Since we did not reach the required quorum of 69 homeowners for our originally scheduled Annual HOA Meeting in March, we had to reschedule our Annual HOA Meeting for April 21, 2011. We'd like to thank those faithful homeowners who attended both meetings in an effort to help us meet our quorum as well as be more involved with the Bauer Highlands Community. We'd like to take this opportunity to stress the importance of attendance to the Annual HOA Meeting or to return your proxies in order for us to meet the minimum requirement of 69 homeowners to actually hold our meeting and conduct business. Out of 275 homes, one would think that getting 69 proxies is an easy task. Well, it is not. A mass mailing of proxies and announcements need to be sent out to all homeowners in addition to Board members having to go door to door to obtain the necessary number of proxies. It is a tedious task and it will help the Association out tremendously if you, as a homeowner, could make the effort to attend the meeting or to promptly submit your proxies by mail when required. It will save the Association a lot of money and time, if this

could be accomplished much easier. So, please keep this in mind for next year when you receive your proxies in the mail.

For a quick recap of this year's Annual HOA Meeting, we approved the IRS Revenue Ruling Resolution, and re-elected Board Directors, Sheila Corbin and Reema Arora. Sheila will continue on as Secretary and Reema will be the new Treasurer. Taylor Pappas will continue her role as President and Jack Burri along with Wendy Clifford are the remaining members of the current Board. In addition, we were able to address some homeowner inquiries regarding the maintenance of trees and sidewalks that are homeowners' responsibilities as dictated by our CC&Rs. We were able to obtain new members for the Common Area Committee as we are working on plans to develop the common area in the back of the neighborhood in addition to re-landscaping the front common area along NW Saltzman. As always, the Board is striving to improve Bauer Highlands by continuing the beautification of our common areas as well as enforcing our CC&Rs to maintain the standards for each property.



Street Parking in Bauer Highlands

This is just a reminder and warning to Bauer Highland homeowners regarding street parking. Parked cars may not stay in one parking spot in the street for more than 5 days. We have noticed some vehicles parked without movement for several months. The HOA will be posting notices on these vehicles giving a period of 48 hours to move the violating vehicles before we start assessing fines. We appreciate your cooperation in this matter.

Mark Your Calendars! Bauer Highlands BBQ 2011

We will be hosting the 2011 Bauer Highlands BBQ on **Sunday, August 21st starting at 2:30pm!** Hit Machine will return to rock the neighborhood and there will be some bouncy fun for all the kids! If you did not attend last year's event, you certainly missed out! Make sure you don't miss it this year for some great music, food and fun with your neighbors!

We will need volunteers to help us out for this year's event! Please email Taylor Pappas at taylor.pappas@bauerhighlands.org if you can lend a hand with this year's BBQ. We will need volunteers to help set up, break down, run the snow cone machine, supervise the bouncy house, and help with our food and beverage stations! We look forward to seeing all of you!



Spring Has Sprung! Time to Mow Your Yards!

As spring has sprung or at least has tried, our property management group will be conducting bi-monthly drive-throughs in our neighborhood citing violations to homeowners. Lawns need to be mowed, edges need to be trimmed, weeds need to be pulled and all other planting areas need to be bark dusted. In addition, CA Partners will be citing homeowners who do not have their garbage and recycling cans placed in areas where they are not visible from the street. If a property is cited, the homeowner will have 10 days to act in compliance of the citation. If a follow up is needed for a 2nd repeat violation, then the HOA will start assessing fines.

1st Violation (One Time or Per Day as Specified in Notice): \$ 35.00

2nd or Repeat Violation (One Time or Per Day as Specified in Notice): \$ 50.00

Each Subsequent or Continuing Violation (One Time or Per Day as Specified in Notice): \$ 100.00

We will also be sending notifications to homes that need to replant street trees that are missing from the front curb / sidewalk strips. Those homes will need to submit an ARC application to ensure that the proper type of tree is planted



Owner's Maintenance Obligations.

Each Owner shall maintain their Lot in a clean and attractive condition, in good repair and in such a fashion as not to create a hazard of any kind. Such maintenance shall include, without limitation, painting or staining, repair, replacement and care of roofs, gutters, downspouts, surface water drainage, walks and other exterior improvements and glass surfaces. In addition, each Owner shall keep

shrubs, trees, grass and plantings of every kind neatly trimmed fertilized, property cultivated and free of trash, weeds and other unsightly materials. ***The provisions of this section include the areas between the property line of any LOT and the nearest curb including sidewalks and street trees.***

This is just to remind homeowners that they are not only responsible for their immediate property but also their sidewalks and street trees.

Home Improvements & the ARC Committee

Spring is here and summer is upon us! Homeowners are starting home improvement projects as the weather improves. As you start to plan your new projects, please make sure you get your applications in as soon as possible to the ARC.

Article 6.1 of the CC&Rs states: No improvement shall be commenced, erected, placed, or altered on any Lot until the construction plans and specifications showing the nature, shape, heights, materials, colors, and proposed location of the improvement have been submitted to and approved in writing by the Architectural Review Committee (ARC).

What this means is that as a homeowner, you are required to get approval from ARC any exterior changes to your home which includes landscaping changes as well. Exterior paint changes must also be approved by the ARC. Depending on the complexity of the project and the number of applications received in any given period, the ARC is dedicated to making every effort to review and approve projects in a timely manner, taking into consideration homeowners' and contractors' proposed schedules. If you have any questions regarding the ARC process or would like to be part of the ARC committee, please contact Wendy Clifford at wendy.clifford@bauerhighlands.org. You can access the ARC guidelines and all appropriate ARC forms online at www.bauerhighlands.org.