



# Bauer HIGHLANDS

Bauer Highlands Newsletter . June 2010

**WELCOME** to the first edition of the new and improved Bauer Highlands Newsletter, designed to

communicate the latest news on what's going on in our community, messages from the Board of Directors, and ongoing projects and events that are scheduled for



## BAUER HIGHLANDS LUAU

Join us for the Bauer Highlands Luau on Sunday, August 1, 2010. More details on page 3.

## SEEKING NEW BOARD MEMBER

The current board is searching for an interested homeowner who is willing to finish out the term ending March 2011 of an existing board member that will be leaving Bauer Highlands. If you are interested, please email [info@bauerhighlands.org](mailto:info@bauerhighlands.org).

Bauer Highlands! Along with the quarterly newsletter, we will be posting information on our new website at [www.bauerhighlands.org](http://www.bauerhighlands.org) to keep our homeowners informed of all that's happening within our community. Thanks to Eric Peng, Board Member, and Julie Martinez, Bauer Highlands homeowner, on their efforts to build and design a more beautiful and user friendly website so that homeowners can easily access any information pertaining to the HOA and the community.

We hope you take the time to read up on all that's happening within Bauer Highlands, and continue to use both the newsletter and the website as your source for information regarding the community. If you have suggestions on future newsletter topics, please email [taylor.pappas@bauerhighlands.org](mailto:taylor.pappas@bauerhighlands.org).

## THE BOARD

At our annual Homeowners Association Meeting on April 19, 2010, an election for 2 open positions for the Board of Directors was held. Thanks to all the homeowners who participated at the meeting as well as all others who voted by proxy. As a result, Jack Burri and Taylor Pappas are the 2 newly elected Board Members for Bauer Highlands. The other Board Members are David Gorman, Eric Peng and Matt Schulz.

The mission for our Board of Directors is to not only govern and enforce the CC&R's, but to also create a sense of community allowing homeowners to get involved with activities, projects and committees to better our neighborhood and to protect our most valued asset, our home. If you have any inquiries or concerns regarding the HOA, please email us at [info@bauerhighlands.org](mailto:info@bauerhighlands.org). We look forward to serving our community.

Here is a list of our current board members:

Matt Schulz, President  
Taylor Pappas, Secretary

David Gorman, Treasurer  
Eric Peng, Director

Jack Burri, Director

For a bio on each member, visit our website, [www.bauerhighlands.org](http://www.bauerhighlands.org).

# NEIGHBORHOOD NEWS

## Common Space Area (Tract H) Development:

There have been many ongoing projects for the Bauer Highlands HOA. The biggest recent project being the Phase I completion of the common space area located at the end of NW 125th Avenue in the NW corner of Bauer Highlands. The HOA could not develop the common space until the last home was built on that corner. After much consideration concerning cost and possible uses of the area, the HOA hired Cascadian Landscaping to level, grade, seed and irrigate the property to make it more useful in anticipation of future phases of development. The total cost for Phase I was \$50K which depleted the account we had been building for the past five years just for this project. Martin Sanders has recently been hired to maintain the grassy area in addition to the landscape work they currently perform for Bauer Highlands. We will be organizing a committee to plan for further development of that common area. If you're interested in being part of that committee, please contact Jack Burri at [jack.burri@bauerhighlands.org](mailto:jack.burri@bauerhighlands.org).



## Missing Fleur de Lys:

The HOA has been working on the solution of the missing Fleur de Lys plaque at the Bayonne entrance of Bauer Highlands. We are still trying to locate all the missing pieces; however, if we are unsuccessful in the retrieval of all 4 pieces, we will place an order for a new plaque with the original artist. The replacement of the plaque will cost the HOA \$600. We will make all efforts to ensure that the plaque is properly secured; however, should pieces of the plaque fall off in the future, please notify the Board at [info@bauerhighlands.org](mailto:info@bauerhighlands.org) as soon as possible so we can ensure a quicker recovery of the fallen pieces.

## What is ARC?

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 Architec-

tural 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. The current approved paint palettes are available on our website. 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 Eric Peng at [eric.peng@bauerhighlands.org](mailto:eric.peng@bauerhighlands.org). You can access the ARC guidelines and all appropriate ARC forms online at [www.bauerhighlands.org](http://www.bauerhighlands.org).



## How We Love our Pooches!

Pets have become integral members of many Bauer Highlands' families. We all love and adore our dogs; however, please, please consider your neighbors while taking your dog out on a walk in the neighborhood. Always pick up after your pet, and avoid allowing your pet to urinate in neighbors' yards as the urine tends to damage green lawns causing unsightly brown spots. Please take "poop" bags on your walks and dispose of the bags in your own trash bin. This has been a constant problem in our neighborhood and we hope you will be considerate of your neighbors and keep our common areas clean and "poop" free!



## Slowwww Down Neighbors!

As the weather improves and the sun is out, there will inevitably be more outdoor activity. Homeowners are taking more walks and children are playing more outside as they enjoy the Oregon summer. Please SLOW DOWN in the neighborhood, especially if you see children playing outside. There have been many complaints of speeding in the neighborhood and as a



Board, we have tried to find a solution to the problem. Washington County performed a speed assessment in the neighborhood in 2007 and did not feel speed bumps were warranted. Of course, there are many factors that could have impacted this study; however, as a result of the study, it is now out of the HOA's realm to consider adding speed bumps in the neighborhood as it is a decision that must be implemented by the county. The only thing we can do as an HOA is to get the word out and ask homeowners to SLOW DOWN!



#### **Lawn and Yard Maintenance**

Another thing to keep in mind during the spring and summer months is the need to keep lawns and yards maintained. As an HOA, we would like to keep the neighborhood beautiful in every way so not only homeowners, but visitors can see that we value our neighborhood. We will continue to enforce this rule so that we can maintain a beautiful community and increase the value of our homes. Community Association Partners, our property management company, performs periodical site visits and drive bys making note of homes who may be in violation of the up keep of their yards based on our CC&Rs. CA Partners then sends out letters to those homeowners regarding the matter. Please understand, this is the only way the HOA can ensure that all homeowners are in compliance of keeping our neighborhood nice. We hope you can appreciate our efforts in beautifying Bauer Highlands and protecting everyone's home values.

#### **Cracked Ringer???**

Is the button on your doorbell cracked or broken? If so, it may be a recalled door bell. There were several door bells at Globe Lighting, where homeowners chose their door bells during the design phase with Legend Homes, that were recalled as a result of faulty bulbs. These bulbs became too hot causing the front plate of the button to crack and break. The newer designs include an LED bulb which keeps the temperature much cooler so that the plates will not crack. Bring your old door bell back to Globe Lighting, and they will exchange it for a new one at no cost, unless you choose a more expensive door bell.

#### **Getting Rid of Old Stuff?**

We'd like to remind homeowners that it is against our CC&Rs to have any indoor furnishings out on the curb or in driveways unless the homeowner is having a garage sale. If you have free items you would like to give away, you need to dispose of them properly at the

city dump, Goodwill, or any agency that will accept used furniture.

#### **Neighborhood Watch!**

This is a new topic we would like to discuss in future newsletters. The HOA would like to form a Bauer Highlands Watchdog Group and keep our neighbors and children safe and aware of what's going on in our neighborhood. Over the years, there have been several suspicious and criminal activities that include car break-ins, garage item thefts and UPS/FedEx package thefts. As a result, we would like to start the planning phase of organizing a neighborhood watch group and to also have homeowners report criminal or suspicious activities they witness to [watchdog@bauerhighlands.org](mailto:watchdog@bauerhighlands.org). All reports of suspicious and criminal activities will be emailed to homeowners as they occur and will also be published in the next newsletter, so that homeowners are better informed.

## **UPCOMING EVENTS**

### **Mark Your Calendars!**



Aloha Bauer Highlands! Join us for the Bauer Highlands Luau on Sunday, August 1, 2010 @ 4:00pm. Come dressed for the Islands, enjoy traditional Hawaiian fare and rock to the beat of our very own Bauer Highlands', Dr. Groove, of the Hit Machine in our new Bauer Highlands Garden Oasis (Common Area at the end of NW 125th).

We are in need of volunteers to help make this event successful! If you would like to help with the Bauer Highlands' Luau, please email Taylor Pappas at [events@bauerhighlands.org](mailto:events@bauerhighlands.org).

*\*\*Since this event is brought to you by the HOA, it is reserved for Bauer Highlands homeowners and their families only. \*\**

### **July HOA Meeting**

The upcoming July HOA meeting will be scheduled in July at Tazza Cafe. We will notify the homeowners of the date and time when it is confirmed.

## COMMUNITY OUTREACH

The new Bauer Highlands Board members are all striving for a common goal. That goal is to create a sense of community here at Bauer Highlands. In order to accomplish that, we need YOU, the homeowner, to help us get there. There are many projects and proposed projects we would like to complete for the benefit of the homeowners; however, there are only 5 Board members to serve 275 homes in Bauer Highlands. The Board members are volunteering their time and effort to support this community. As an HOA, we need other active members to volunteer and dedicate some of their time to the many things we would like to accomplish for our community. So please review the following list of committees and see how you would like to get involved.

### 1. Social Committee:

Taylor Pappas, Chair | [taylor.pappas@bauerhighlands.org](mailto:taylor.pappas@bauerhighlands.org)  
Responsible for organizing community events and groups such as the annual neighborhood BBQ, winter socials, poker groups, Bunco, playgroups, welcome baskets, etc. If you're interested in being involved with the social committee, please contact Taylor Pappas.

### 2. Architectural Review Committee (ARC):

Eric Peng, Chair | [eric.peng@bauerhighlands.org](mailto:eric.peng@bauerhighlands.org)  
Responsible for reviewing and approving applications submitted to ARC by homeowners pertaining to home projects. Seeking homeowners with backgrounds in general landscaping, contracting or other related fields for ARC.

### 3. Common Area Committee:

Jack Burri, Chair | [jack.burri@bauerhighlands.org](mailto:jack.burri@bauerhighlands.org)  
Responsible for discussing and planning future phases of development for the common use area (Tract H). Organize neighborhood common area clean up days and planting groups. If you're interested in joining this committee, please contact Jack Burri.

### 4. Bauer Highlands Watchdog Committee:

[watchdog@bauerhighlands.org](mailto:watchdog@bauerhighlands.org)  
Responsible for forming a neighborhood watch group and executing the neighborhood watch plan. Keep Board members and homeowners informed of suspicious and criminal activities. If you're interested in joining this committee, please contact the general email above as we're still looking for a Chair.

## WELCOME TO THE NEIGHBORHOOD

We'd like to welcome these new 2010 families to Bauer Highlands:

Shaohui Chen and Jie Li  
Jason and Wendy Clifford  
Marcel Aurel Doru and Carmen Letitia Linte  
Krishnakumar Regupathy and Pradheepa Krishnasamy  
Sumanth Yarra and Charu Sharma

Newsletter Designed by Julie Martinez, [www.chiceydesigns@gmail.com](http://www.chiceydesigns@gmail.com)

*Bauer*  
**HIGHLANDS**

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