

Timber Creek Neighborhood News

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2007 HOA Meetings...

Board meetings of the Timber Creek Homeowners Association will be held on the following Saturdays, beginning at 10:00 am. Usually, the Board meets at the Sisters Library. Several days before each meeting a sign with date and location will be posted near the Timber Creek entry monument at the corner of East Cascade and Timber Creek Drive.

- June 23, 2007
- October 20, 2007
- November 17, 2007

The 2007 annual meeting of the Homeowners Association is planned for the afternoon of Saturday, November 17, 2007.

April 21 Board Meeting Notes...

The Timber Creek HOA Board met on April 21 at the Sisters Library. Eight owners attended, in addition to board members.

The board discussed the following:

- Follow-up with owners who have not paid HOA assessments.
- Plans for a new owner welcome committee to contact and welcome new owners to the Timber Creek neighborhood.
- Collaboration with the City of Sisters on a proposed master plan for Wychus Creek.
- Contact with Taurus regarding neighborhood gates, in which the HOA will have an advisory role.
- Proposed revisions to the CC&Rs of the association.
- Bruce Forbes' claim he should not pay assessments on lots he owns.
- Reaffirmed that lawn and sprinkler system maintenance is the responsibility of each homeowner.

Owners had opportunity to discuss issues of concern with board members.

CC&Rs and Bylaws...

The Board of Directors is continuing to work on proposed revisions to the CC&Rs and Bylaws of the Association. An attorney will review the draft documents before owners are asked to review them. Owners will be asked for their input at the June 23 board meeting. Owners will vote to approve the revised CC&Rs and Bylaws at the annual owner meeting on November 17. Changes to the CC&Rs and Bylaws require approval by 75% of owners.

The proposed changes address the definition of a quorum (the number of owners necessary to make a meeting official), rental of living units, guidelines for fencing, and several "housekeeping" changes.

Garbage Cans

The Covenants, Conditions and Restrictions (CC&Rs) of the Timber Creek Homeowners Association require owners to keep all garbage and trash containers screened from view of neighboring lots and streets. A recent tour of the neighborhood revealed many garbage containers in view from the street.

Mile High Management makes periodic visits to the neighborhood to monitor compliance with HOA rules and regulations. The board asked Mile High to audit compliance with the rule on garbage cans.

If you have questions regarding compliance with HOA rules, contact Jim Anderson at Mile High Management, 541-598-7662.

Jim Bell Lawsuit...

The lawsuit filed by Jim Bell against Bruce Forbes and the Timber Creek Homeowners Association was settled at a settlement hearing on March 30 before Judge Sullivan. The attorneys are working on the final settlement document.

In exchange for Bell's agreement to drop his lawsuit, the defendants (Bruce Forbes, Timber Creek LLC and the Timber Creek HOA) agreed to pay Bell \$5,000. The settlement limits Bell's rights to sue the defendants for issues arising out of his purchase, ownership or sale of lots in Timber Creek, except for future third party actions. Bell filed the lawsuit in October 2004, claiming the defendants violated the HOA CC&Rs and Oregon's law on planned unit developments.

--- Bob Lawton