



## May Newsletter

Last month we sent the first billing and included all the information we had regarding payments received by Venture Properties. Some of you have notified us of payments you made of which we had no record. We have made every attempt to make those corrections. We are still trying to clean up the mess Venture Properties made and it may be a couple of months before we are done. Until we have completed the mop-up process we are mailing statements to everyone regardless of the balance due. You may notice a balance due as a negative amount which means you have paid ahead and no payment is required. If the statement shows a zero balance due it means the money you had paid ahead is now used up. Last month Venture Properties further confused the issue by mailing incorrect billings after we sent you the assessment history, so many of you mailed your payment to them. In one instance, of which we know, the payment got lost. All future payments are to be mailed to:

Quail Hollow-East Home Association  
15685 SW 116<sup>th</sup> Avenue #311  
King City, OR 97224.

If you have any questions, about your statement please contact Diann Pacholl at (503) 579-6880.

Responses we received last month to the survey questionnaire revealed some issues we are doing our best to handle. One of the issues that was brought out was the problem with dogs running loose and/or leaving messes on people's lawns and in the park. Just a reminder, Washington County has a leash law that states

### **Dogs running at large**

*It is unlawful for any dog to run at large in this county. This includes any dog that is off the owner's/keeper's premises, not restrained, or under the immediate command and control of the owner/keeper. Any dog found running at large may be impounded and the owner cited. Redemption and boarding fees will then be charged.*

Signs will be placed in the park as reminders to clean up after your dog. Just as a courtesy to your neighbors you may want to always carry a plastic baggy when you walk your dog.

Quail Hollow-East Homeowners Association is on the world wide web!! The website is [www.quailholloweast.org](http://www.quailholloweast.org) and you can see what is going on, give the Board feedback on issues or bring issues to the attention of the Board. Remember the Board represents YOU!

**Volunteers are needed for many projects to be done.** If you are interested in volunteering please contact Dick Pacholl at (503) 579-6880, email [directors@quailholloweast.org](mailto:directors@quailholloweast.org) or drop a note with your payment. Lots of activities require your participation and help so lets get together and make this the best home association in the world.

You may notice workers from companies you have not seen before performing maintenance etc. Tryon Creek Landscape Inc has been contracted to perform the landscape maintenance that should have been done by Prograss and to do some clean up of areas that have been neglected over the past 2+ years. If you have a question about what is going on, please contact Dick Pacholl at (503) 579-6880. Please do not contact the contracted company before contacting Dick.

## Children's Safety Very Important

A great number of responses concerned safety of our neighborhood children. Just a reminder **slow down** around the park and most everywhere in the subdivision. With the coming of the nicer weather, children will be playing and sorry to say many will be playing in the street. Please remove the basketball hoops from the street as they make it that much more dangerous for the children. Actually it is a violation of City of Tigard Municipal code to place obstructions in the street or on the sidewalks anyway, so if they are removed from those locations, we should be able to keep our children safer.

Remember if you have questions, contact one of the Board of Directors. They will do what they can to answer your questions or get the answers for you. If you feel there is a safety issue or any other issue to which you have a concern tell the Board.

See you at the meeting Thursday, May 22, 2003



## June Newsletter

This past month the Board of Directors adopted three policies. One to maintain property values and safety of our community called the Violation Policy. One relates to the collection procedure for delinquent fee assessments called the Collection Policy. The last is the Billing and Payment System Policy - granting a discount to those who pay assessments a year at a time. All three policies are stated in full on the website located at [www.quailholloweast.org](http://www.quailholloweast.org). If you do not have access to the website call Dick Pacholl at (503) 579-6880 and a copy of these policies will be mailed to you.

The Treasurer has been working diligently to get the billing problems solved. As a result of the new billing and payment system policy, mailing statements for zero and credit balances will be discontinued next month. The newsletter will be available on the website for those who do not receive an assessment statement.

**Selling your home**, remember to advise your selling agent this is a home association community. The buyer is required to pay a special assessment equal to 2 months assessments for a total of \$50 at the time of closing and monthly assessments of \$25 due the first of each month thereafter. The assessments you may have paid ahead and for the month you close is pro-rated between you and your buyer at escrow just like the taxes. All assessment payments must be current with the Home Association at the time of the sale.

A letter was sent to Don Morissette requesting him to remove the signs directing traffic through our subdivision to Whistler's Walk. The intent of the letter was to stop all the construction trucks from using our subdivision as a cut thru and to reduce the traffic from potential buyers in Whistler's Walk who may think our park is for their use. We also asked Morissette to discontinue using our park as a selling point for Whistler's Walk. Guess we will have to wait and see how successful the letter is.

Responses we have received to the survey questionnaire continue to reveal issues we are doing our best to handle. One of the issues that was brought out was a problem with visitor parking. None of us want to see our guests afraid to visit us because they can not park their car, however, there are occasions when the front of our own property is not sufficient to accommodate all our guests' vehicles and they must park in front of the neighbors' homes. This should not be a problem but it appears some guests are getting nasty-grams for parking in front of a neighbors' home. The streets are public and as long as the vehicle is not abandoned, we as property owners have no say about who parks where. So let's show courtesy to our neighbors and they will show courtesy to us.

The Engineering technician for the City of Tigard, Mike Mills, attended the meeting on May 22, 2003 to answer questions regarding stop signs and speed bumps. Dick Pacholl asked the City of Tigard to post the speed limit 25MPH signs as you enter our subdivision and Mike Mills agreed to have that done. Mills will do a traffic study to determine if we have a problem and if we do, what can be done about it. The policy of the City of Tigard is not to place stop signs to reduce traffic speeders but possibly the signs that are already in place may be changed to reduce the cut through traffic and that may have an affect on speeders. The City of Tigard also has an electronic speed sensor equipment (a big sign that tells you how fast you are going and has the posted speed limit above it) that they loan out to assist neighborhoods with speed problems. This equipment may be borrowed and used at the park. No decisions are being made until a complete study of the matter is conducted. Thank you Nadia Summers for getting Mills to attend the meeting.

More newsletter on reverse

There have been some rumors that the grass in the park is going to be removed and replaced by a multi-purpose concrete slab. **Those are just rumors!!** There was a suggestion to put a multi-purpose slab in the park for basketball, badminton, etc, so the older children would have a safe place to play. However, this is not an action that will be decided without input from you, the homeowners. At present there has not even been a study conducted to see if it is feasible to put such a slab in the park. It merely is a suggestion just like the speed bumps have been a suggestion. Actions of this nature take time to study and before any action is taken you will be given the opportunity to give input.

Last month a reminder to clean up after your pets was included within the newsletter. A member sent the following to pass on to you:

***The Real Scoop** While the aesthetic reasons for cleaning up after dogs may be obvious, serious health risks and environmental concerns are the real issue. Dog waste often carries bacteria, viruses, and internal parasites, which are communicable and harmful to humans - especially our children and the elderly. **The Fertilizer Myth:** Contrary to some beliefs (and/or excuses), carnivorous animals, such as dogs, do not produce useable manure-fertilizer for plants. Beneficial manure-fertilizer comes from omnivores (like cows and sheep) which in turn, consume vegetation and return unused waste back to the soil to be taken up by plants.*

Signs will soon be placed in the park reminding people to clean up after their pets. There will also be signs placed in the front commons area. The signs are small and unobtrusive so they will not mar the aesthetic appearance and are there only to act as a reminder.

There has been some concern expressed about baseball being played in the park. The park is not really large enough for baseball and there are a number of windows that can get broken in the homes close to the park. So please do not play baseball or use bats and balls in the park.

Enclosed with your billing this month you will find a registration form for the Neighborhood Watch program. It requires at least 50% of the community participation to obtain a program with the signs. More than 90% of the responses received from the survey indicated you were interested in a Neighborhood Watch program. Pauline Dutton has volunteered to act as the Neighborhood Watch Coordinator. The registrations can be returned with your payment and will be given to Pauline. **Volunteers to act as Block Captains are also needed.** Be a joiner and VOLUNTEER to be a Block Captain. If you are interested in volunteering, please indicate on the registration that you will be a block captain by checking the box on the registration and say YES! I will be a Block Captain. **Although it is not nice to beg, we are begging you to help.**

Dennis Mitchell has agreed to accept appointment as the Chairman of the Nominating Committee for the 2004 Board of Directors election to be held in January 2004. Two additional volunteers are needed for the committee.

Lisa Dean has accepted the task of coordinating the **Kiddie Bike Parade set for July 4<sup>th</sup>**.. This should be a lot of fun for all.

The **Potluck in the Park** has no date set as yet. Steve Bintliff has obtained some volunteers to organize this event. The idea is to get together and get to know our neighbors while having some fun.

Teri Eldien volunteered to coordinate the **Subdivision Garage Sale**. The exact dates for the event have not as yet been selected. It will be held one weekend (Friday thru Sunday) in the later part of July or early part of August. Advertising for the sale will be placed in the Tigard Times and Oregonian and sandwich signs will be placed at prominent intersections directing customers to our subdivision. Anyone wanting to participate - get your stuff together and open your garage. You don't need to participate all three days. The more participants the better the sales.



## July Newsletter

The Board of Directors adopted the Billing and Payment System Policy in May - granting a discount to those who have current accounts and pay assessments a year at a time effective July 1, 2003. The policy is stated in full on the website located at [www.quailholloweast.org](http://www.quailholloweast.org). As a result of the new billing policy, statements for zero and credit balances will no longer be mailed each month. The newsletter will be available on the website. If you do not have access to the website contact Dick Pacholl and a newsletter will be gotten to you. **If you want to pay ahead, please do! Just think, if you pay for a full year you get a 10% discount and you don't need to write that \$25 check each month!**

Pauline Dutton has been given the registrations for **the Neighborhood Watch Program**, however, many of you who earlier indicated interest have not completed the registration form. At present we only have one volunteer to act as a block captain. We need your participation or we can not get the program off the ground. Please complete the registration included with your June statement. If you need another registration form email [events@quailholloweast.org](mailto:events@quailholloweast.org) and one will be provided.

Letters have been sent to both Morissette and the City of Tigard requesting them to remove the signs directing the traffic through our neighborhood to Whistler's Walk. At present no action has been taken by either party. We will keep on this to reduce the unnecessary traffic causing dismay to many of our members.

**The Kiddie Bike Parade** is set for **July 4<sup>th</sup>** - Lisa Dean is the coordinator. Everyone should meet at the park at around 10:00 am to start decorating the bikes and then the parade will probably be held between 10:30 and 11:00 depending how long the kids work on their creations. There will be refreshments served after the parade. For more information you can contact Lisa by email at [the\\_deans8@msn.com](mailto:the_deans8@msn.com). This will be a lot of fun for all. If you take any pictures please send some to [events@quailholloweast.org](mailto:events@quailholloweast.org) so we can put them in a photo gallery on the website.

Teri Eldien is coordinating the **Subdivision Garage Sale**. The date for the event has been set for July 25 thru 27 - that is Friday, Saturday and Sunday. Advertising for the sale will be placed in the Tigard Times and Oregonian and sandwich signs will be placed at prominent intersections directing customers to our subdivision. Anyone wanting to participate - get your stuff together and open your garage. You don't need to participate all three days. The more participants the better the sales. It is a lot of work and sometimes fun especially when you can get rid of that old stuff and get money to buy new stuff (so you have stuff for next year's sale).

**The Potluck "Block Party" in the Park** has been set for Sunday, August 24<sup>th</sup>. The committee members organizing the Potluck "Block Party" in the park are Rhonda Bintliff, Kay Wagenhofer and Kathy Gadbery. The idea is to get together and get to know our neighbors while having some fun. We hope someone will volunteer to take pictures so they can go on the website. More details will be available in next month's Newsletter.

The Board of Directors adopted changes to the Bylaws for the Association to allow anyone in the subdivision the opportunity to run for an office in the Association Board of Directors with reasonable knowledge of what is expected of that officer and to allow everyone in the subdivision the opportunity to vote for the officers by a mail-in ballot. The intention is to give the opportunity however, **personal participation is preferred** and attendance at the Board of Directors meetings is encouraged.

A request is being made regarding the garbage can in the park - **Please** if you need to discard dirty baby diapers put them in something or make sure they do not open up as the health hazard is as high from the baby feces as it is from doggy "doo doo." We recently found out that no one was emptying the can in the park and have made arrangements for that to be done and purchased a new can with a lid.

One last reminder to all our members, you are responsible for the actions of your children. Recently some neighborhood boys did extensive damage to some of the trees in the park and left trash laying around. The park belongs to us all and for some children to destroy the trees is unfair to the rest of us. **Please remember you as a parent are responsible for the actions of your children.**

Now that summer is upon us the Board of Directors will not be meeting again until fall. We hope you all have a wonderful summer and please participate in the activities. **Don't forget to send your Neighborhood Watch registration so Pauline**

**can get the program running.**



## August Newsletter

The **Annual Kiddie Bike Parade** on July 4<sup>th</sup> was a great success. Thanks to Lisa Dean, the coordinator, for a terrific job. There are pictures on the website, many thanks to William Eichorn for the beautiful pictures.

The **Annual Subdivision Garage Sale** held July 25 thru 27 allowed everyone who participated to make some money and make room for all the stuff they will want to sell next year. Thank you Teri Eldien for all your hard work. Pictures are also on the website for this event.

July was a busy month and August looks to be just as busy with the events that are being planned.

Pauline Dutton, the Neighborhood Watch Coordinator, got a call from the Tigard Police Dept. on July 29<sup>th</sup>. Our neighborhood **won a free Haagen Party Pak**, basically hot dogs, buns, condiments and cookies. Police and Firemen will be sent to the neighborhood park on **Tuesday, August 5, 2003 from 6:00 -8:30 pm** with a fire truck and info to celebrate and get people interested and aware of the neighborhood watch program.

The **Neighborhood Watch** Introduction Meeting is scheduled for Wednesday August 20th at 6:30pm in the Big Room at Tigard City Hall, 13125 SW Hall Blvd, Tigard, OR 97223. There will be refreshments provided. If you have not already sent your registration to Pauline, please do so. You can send it by mail to 15685 SW 116<sup>th</sup> Ave #311, King City, OR 97224, you can send it by email to [events@quailholloweast.org](mailto:events@quailholloweast.org), you can call Pauline at (503) 590-8654 or you can bring it to the meeting. It is very important that we have a significant number register and attend the meeting as without you we can not have the Neighborhood Watch Program.

Join your neighbors in the park for family fun at the **First Annual Quail Hollow Block Party**. The Party runs from 1pm -3pm, Sunday, August 24th. There will be food and drinks, and entertainment for the kids. We'll also have a Potluck table for those favorite treats that you'd like to share with your neighbors. Just bring a blanket and some chairs to sit on. This is a great opportunity to meet your neighbors and make new friends. See you there!

Many thanks to those of you have taken advantage of the Billing System Policy discount by paying your assessments for a year at a time. Just think you can avoid writing that check, addressing the envelope, finding those oh so expensive stamps, mailing the payment each month and save yourself 10% by paying for the year at a time.

Hip hip hurray the signs advertising Whistler's Walk and directing the traffic through our neighborhood are gone!!!

This month we have a new neighbor as Jason and Maria Taylor have now purchased their home on 122<sup>nd</sup>. Welcome to the neighborhood Jason and Maria.

**Don't forget the Neighborhood Watch registration so Pauline can get the program running.**

**Block Captains are needed. Please volunteer!!**



## September Newsletter

The "Haggen Party" Tuesday, August 5, 2003 may have gotten a few people interested in the neighborhood watch program. The **Neighborhood Watch** Introduction Meeting was held Wednesday August 20th at 6:30pm in the Big Room at Tigard City Hall. Turnout was light however, there was important information obtained. Pauline says she still needs some volunteers for Block Captains. For more information contact Pauline Dutton, the Neighborhood Watch Coordinator, by email to [pauline.dutton@rskco.com](mailto:pauline.dutton@rskco.com).

The **First Annual Quail Hollow East Block Party** was held at the park Sunday, August 24th. Entertainment "Creature Feature" was provided. The kids really enjoyed petting the snakes and kissing the lizards. The Tigard Fire Department made an appearance. The weather cooperated almost too much as it was a little hot but better than rain. This was a great opportunity to meet neighbors and make new friends. There will be pictures, courtesy of Duane and Jamie Pfaff, of the event on the website [www.quailholloweast.org](http://www.quailholloweast.org). Thank you to the Block Party committee, Rhonda Bintliff, Cathy Gadbury and Kay Wagenhofer. You did an excellent job!

Some have asked for the recipe for the Mexican Casserole so here it is.

2 full skinless boneless chicken breasts  
16oz Jar Ortega Home style Salsa  
One 15oz Can each:  
    Van Camps Spanish Rice  
    Garbanzo Beans  
    Black Beans  
    Kidney Beans  
    Whole Corn  
16oz Sour Cream  
8oz Philadelphia Cream Cheese  
16oz Krafts Mexican Shredded Cheese  
Two 15oz cans small Olives  
3 or 4 fresh small tomatoes

Chop the drained olives and tomatoes into small pieces. Set aside. Cut Chicken into small pieces and cook in frying pan using cooking spray and small amount of virgin olive oil. When chicken is fully cooking pour in salsa and Spanish Rice. Bring to boil and turn to simmer. Simmer 30 minutes then add drained beans and corn. Simmer another 30 min. Mix sour cream and softened cream cheese together with hand mixer. Pour mixture into the hot bean mixture and mix thoroughly. Immediately pour into a 13x9 or larger baking dish. Top with the Shredded Cheese. Spread the chopped olives and tomatoes on the top. At this point the casserole can be refrigerated for a do ahead. Place in oven at 200° for 1 hour. Turn temperature to 350° for another 20 minutes. Remove and serve immediately.

Many thanks to those of you who are taking advantage of the Billing System Policy discount by paying your assessments for a year in advance. A few more of you are doing so each month. Just think you can avoid writing that check, addressing the envelope, finding those oh so expensive stamps, mailing the payment each month and save yourself 10% by paying for the year in advance.

This month the nominations committee is being formed for the election in January 2004. You will find a summary of some of the responsibilities and duties of the Board of Director Officers and an application to run for office. The brief statement given on the application will be printed on the ballot that will be mailed to all members in December. If you misplace or want another copy of the application you will find it on the website at [www.quailholloweast.org](http://www.quailholloweast.org) under Documents - Election.

The nominating committee is comprised of Dennis Mitchell, Chairman, Susan Casey and Brent Mills. Thank you for serving on the committee.

The last of these homes has been sold. We now have a new neighbor by the name of Daniel and Lorraine Garcia. Welcome to Quail Hollow East Daniel and Lorraine.

Summer is nearly over and school will be starting soon for the children. Please drive slowly so the kids will be safe as they make their way to wait for the school bus.



## October Newsletter

Pauline, the Neighborhood Watch Coordinator, made a presentation to the Board of Directors regarding placement of signs at the subdivision entrances for The **Neighborhood Watch**. The Board has approved purchase of 5 signs, to be placed at 121<sup>st</sup> and Hollow Lane, 121<sup>st</sup> and Quail Creek Lane, 122<sup>nd</sup>, 124<sup>th</sup>, and in the cul-de-sac at tract C. Pauline still needs volunteers to act as Block Captains. For more information contact Pauline Dutton, the Neighborhood Watch Coordinator, by email to [pauline.dutton@rskco.com](mailto:pauline.dutton@rskco.com).

Last month the *Board of Director - Officers candidacy application* for the January election was sent to you. If you misplaced or want another copy of the application you will find it on the website at [www.quailholloweast.org/Documents/Election-Candidate Application.htm](http://www.quailholloweast.org/Documents/Election-Candidate%20Application.htm). The Nominating Committee needs applications soon so as to prepare the ballot to be sent to you in December.

We say Goodbye to friends and neighbors Duane and Jamie Pfaff. We welcome our new neighbors Thomas & Mary Sue Metzger soon also to become our new friends. Welcome to the Quail Hollow East.

There has been some concern about the park being used by persons other than the residents/members of Quail Hollow East. This raised some concern that restricting use may impact the property tax status of the areas. Contact with Washington County Tax Assessors office revealed that to restrict the use would cause the properties - Tract A thru H - which includes the park to become taxable retroactively to the inception of the CC&R's in 1999. The reason there is no property tax liability for these areas is due to the fact that these areas are able to be used by the public at large.

If you do as the author of this newsletter does, you throw away the junk that comes with your bills without reading all the advertising etc (hopefully with the exception of this newsletter). **Sometimes this can cost you money.** Recently information from NW Natural Gas came to this author's attention, (the specifics located on website [www.nwnatural.com/services/WARMpgm/warmoptout.asp](http://www.nwnatural.com/services/WARMpgm/warmoptout.asp)) regarding a program in which you are automatically enrolled if you take no action. **Yes!! NW Gas sent out notices with their billing.** It appears NW Natural has adopted a bill adjustment program called WARM (Weather Adjusted Rate Mechanism) that applies during November through May. ***"It protects NW Natural from earnings losses when the weather during those months is unusually warm."*** Through the WARM program, bills will be adjusted up or down if the actual temperature during that billing period varies from the 25-year average normal temperature for that same time period. If the current temperature is higher the rate is higher and vice versa. *Editor Comment: If NW Natural Gas whose intent is to make money wants to put me in a program if I do nothing, it is probably going to cost me money!! Since in recent years the winters have been warmer (possibly Global Warming at work), it sounds to me as a sneaky way to get a rate increase without having to go through the P. U. C.*

Since we are talking politics how about that "Street Maintenance Fee" Tigard is wanting to levy on us and collect in our water bills (which by the way are also going up 6%). It looks like they have now decided to use a plan that will cost us each about \$2.21 a month. The matter appears to be on a future City Council agenda. You may want to write to the City Council to voice your opinion.





## November Newsletter

The *Board of Director - Officers candidacy application* for the January election can be found on the website at [www.quailholloweast.org/Documents/Election-Candidate Application.htm](http://www.quailholloweast.org/Documents/Election-Candidate%20Application.htm). The Nominating Committee needs applications soon so as to prepare the ballot to be sent to you in December. Please consider becoming a part of the Board of Directors and file an application for office.

We say Goodbye to friends and neighbors Mitchell and Dixie Diteman. We welcome our new neighbors Muhammed Khellah and Nabeeleh Rakie soon also to become our new friends. Welcome to the Quail Hollow East.

Pauline, the Neighborhood Watch Coordinator, obtained the signs at the subdivision entrances for The **Neighborhood Watch** at 121<sup>st</sup> and Hollow Lane, 121<sup>st</sup> and Quail Creek Lane, 122<sup>nd</sup>, 124<sup>th</sup>, and in the cul-de-sac at tract C. Pauline still needs volunteers to act as Block Captains. For more information contact Pauline Dutton, the Neighborhood Watch Coordinator, by email to [pauline.dutton@rskco.com](mailto:pauline.dutton@rskco.com).

The Board has approved some additional landscaping improvements along 124<sup>th</sup> and in the upper part of Tract C in the cul-de-sac. These areas have been neglected in the past and have become somewhat an eyesore for the members living near them. Hopefully these improvements will make them more attractive for the residents in those areas.

A questionnaire is being sent to you in hopes you will give us feedback regarding the use of credit cards for payment of the monthly assessment and emailing monthly statements. Please complete the questionnaire and return it with your payment. For those not receiving a statement you can give us feedback by completing the questionnaire on the website and emailing it to us.

Included with your notice of the Regular Board of Directors meeting scheduled November 18, 2003 is a copy of the proposed expenditure budget for 2004. The proposed budget is derived from the historical data we have from the past 4 years. If you read the minutes on the website you will see that the reserves have been revised to be more realistic however, no increase in assessments is being considered. We must live within reasonable means just as we all do in our own household budgets.



## December Newsletter

If you are interested in getting more involved in the Homeowners Association there is still time. We need people on the board who want to help keep our neighborhood a great place to live. Most of the hard work has been completed this past year. There will probably be only three to four meetings of the board next year. You can review the duties of each position on the board on the web site. There are still positions open. It would be nice to get a diverse group of individuals from different areas of the neighborhood. Please submit your nomination form by December 15<sup>th</sup>. The *Board of Director - Officers candidacy application* for the January election can be found on the website at [www.quailholloweast.org/Documents/Election-CandidateApplication.htm](http://www.quailholloweast.org/Documents/Election-CandidateApplication.htm). You can email your application to [events@quailholloweast.org](mailto:events@quailholloweast.org) and it will be forwarded to the nominations committee. If you have questions, please contact Dick Pacholl either by phone at (503) 579-6880 or by email at [dpacholl@quailholloweast.org](mailto:dpacholl@quailholloweast.org).

Again we must say Goodbye to friends and neighbors Dat and Nhep Daung of Hollow Lane and Kim and Patricia Mulvey of Quail Creek Lane. We welcome our new neighbors Samuel & Sherie Goold of Hollow Lane and Paul B Bernardy of Quail Creek Lane soon also to become our new friends. Welcome to the Quail Hollow East.

An issue of dogs running loose has again been brought to the attention of the Board and therefore again we must remind you that there is a leash law which requires all dogs to be on a leash when outside your property. Please remember to keep your dogs on a leash as the Animal Control will cite the Owner of a dog found running loose. The fine can be rather expensive.

At the last meeting of the Board of Directors the issue of garbage cans being left in front of houses all the time was discussed. An excerpt from Section 12 of the Declaration of Covenants, Conditions and Restrictions states "*All equipment for the storage or disposal of such material shall be kept out of sight (except for scheduled garbage pickup) in a clean and sanitary condition.*" The garbage can needs to be moved out of sight if at all possible or at the very least placed at a location where it will be less visible at the side of the house. Our homes are beautiful and our neighborhood is well maintained - why spoil it with the awful looking garbage container sitting in front of the garage of the house.

If you have difficulties getting to the website please contact Dick Pacholl at [dpacholl@quailholloweast.org](mailto:dpacholl@quailholloweast.org) or call (503) 579-6880. We have recently learned that some members have not been able to access the information on the website because they have been getting error messages. In order for us to be sure everyone can get the information from the website, we need to know when someone is not able to get there.

Based on the response to the survey regarding credit card processing the Board has decided against accepting credit cards as it is costly and the majority of the responses were negative. The second option in the questionnaire being receipt of the statement by email had a divided response. Those of you who do wish to receive your monthly statement by email, which actually will save the HOA money, may do so by sending your email address to [billing@quailholloweast.org](mailto:billing@quailholloweast.org) stating you prefer to receive your statement by email. Some of you have asked about a bank auto payment system. Most banks and credit unions have either a bill pay or online payment program. We do receive payments from members who are using these systems. The account number to use for any of these systems is your last name and lot number as it appears on your statement. Thank you for your responses.

The Board of Directors wishes you all Happy Holidays and a Very Happy New Year.