

Dear Homeowners,

The Board must raise the monthly dues, since costs for labor, water and supplies have increased substantially. We need your vote on this issue: (a simple majority vote will determine the outcome, so your vote matters)

What level of groundskeeping do you want the HOA to provide?

Groundskeeping Bids

After extensive research, the Board is presenting two bids for your vote, along with the list of services that each would provide.

How to Vote

Decide which level of service you want: **Basic** or **Full**.

Please send your votes to ClearviewHOABoard@gmail.com within 10 days.

“I am encouraging a vote for **Full Service** as I feel confident that full service will be the best overall value now and will save us both time and money into the future.” (more info below the table)

Bram Larrick, President

On behalf of the volunteer HOA Board

Vendor	Services Provided	Quarterly Dues
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<p>1. Alpine Lawn</p>	<p>Basic: Mowing, Edging, Basic Weeding & Weed Whacking, Blowing, Hauling Yard Debris, Minor Irrigation Repair (sprinkler heads, etc.), Basic Trimming of Shrubs and Bushes (no tree trimming).</p>	<p>\$ 283.00/\$94 mo. (Increase of \$121.00 Qtr.)</p>
<p>2. Oliva Landscape & Irrigation Co</p>	<p>Full Service: Mowing, Edging, Basic Weeding & Weed Whacking, Blowing, Hauling Yard Debris, Minor Irrigation Repair (sprinkler heads, etc.).</p> <p>Extras included in Full Service:</p> <ul style="list-style-type: none"> • Full trimming of shrubs and bushes • Tree lower branch trimming • Lawn Aeration (click to read about the benefits) • Lawn Reseeding & Fertilizing • Major Irrigation repair additional \$80/hour for two people (on call for us) • Available to plant new plants (HOA pays for plants) 	<p>\$ 311.00/\$104 mo. (Increase of \$149.00 Qtr.)</p>

Results

The result of your votes will be communicated promptly in a new

email request for votes to raise HOA fees. Our Bylaws require a majority of 28 yes votes by homeowners to be approved. (if not approved we will be forced to continue with our temporary lawn crew which provides only the most basic of service)

From the HOA President:

As the new president of the HOA I feel it is incumbent upon me to provide this summary of where we find ourselves... at a critical crossroads for our community.

HOA dues haven't been raised from \$162 qtr/\$54 mo. in four years. And for reference, according to the Foundation for Community Association Research, [the average HOA fees in Oregon are \\$4,825 annually / \\$1,206 per quarter / \\$402 per month.](#)

Our previous lawn maintenance person (June 2022 - May 2023) was a wonderful human, but he was not an experienced landscape professional (he held a full time job elsewhere and had family obligations), nor were his contract duties sustainable as is evidenced by the increase in weeds (among other issues) and by the resignation he tendered in May.

The volunteer Board has spent a lot of time over the last several weeks interviewing new professional landscapers that are experienced and capable of bringing our lawns and landscaping back to a level that is well tended, pleasing to look at, and will contribute to higher property values for all of us.

The going rate for an experienced and sustainable level of service is much higher than we had been paying last year but will include more services from an experienced company and crew, and a regular dependable schedule.

In addition to the maintenance of landscaping, it is critical that we

have a licensed irrigation specialist available and on call for us to make sure our irrigation is running efficiently and not wasting water and money. (A number of months in recent summers our water bill was up at \$1000 per month or more due to leaks, etc.) City of Talent water rates are being raised considerably, so it is essential that our irrigation is efficient and any leaks or other failings are addressed immediately. We have called several irrigation companies this summer and all of them are too busy to provide a bid, and/or charge \$8,000 or more for the repair work we need as soon as possible.

You will notice, in the table above, that we have presented two levels of maintenance service, Basic and Full. For the small additional increase of \$28 per quarter (Full Service) we will receive not only a higher level of grounds maintenance (including better lawn care with aeration, reseeding, and fertilizer to prevent weeds), but a licensed irrigation specialist dedicated to our homes and common areas who can do minor repairs at no additional charge, and fix and upgrade larger issues at a fair hourly rate, but, most important, in a more timely fashion than if we had to seek services from the general market.

I am encouraging a vote for **Full Service** as I feel confident that full service will be the best overall value now and will save us both time and money into the future.

Thank you, Bram Larrick, President
for the Clearview HOA Board

How to Vote

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