

Inland Shores Community

Staats Lake • Keizer, OR

Lake Forest Estates
Westlake Village
Lakefair Village



HELLO INLAND SHORES

January 2023

Best Wishes to All Owners and Residents

This letter is about one-quarter general information and three-quarters a reminder from our Rule Infraction Committee (RIC) that we need to be more vigilant in keeping our properties up to the standards set by the Homeowners Association's Rule Document.

FIRST THE RULE STUFF

As you may know, the HOA hires Leupitz Inspection Services to do two annual inspections of our neighborhood. This gives us an objective assessment of how the homes in our neighborhood are looking. Leupitz just completed their Winter Inspection. Because there are a few issues that so many homes have, we felt the best way to start addressing them is by sending this letter. Please read about these issues and then evaluate your property. If you see something that needs attention, it is important that you take care of it promptly. There will soon be a follow-up inspection, at which time any continuing problems will be addressed by the Rule Infraction Committee with Violation Notices. Thank you for helping us keep Inland Shores one of the best neighborhoods in Keizer.

Garbage / Recycling Bins:

Please remember that here at Inland Shores, garbage/recycle bins should not be placed at the street earlier than Wednesday and should not be left at the street past Friday. At all other times, bins should not be visible from HOA streets or Common Areas. Our recent inspection found that many homes are not following these rules. (Rules B8, B16, and D23)

Hoses and Empty Planters / Pots:

Please remember that items such as hoses, empty flower pots, extension cords, and other miscellaneous, unused items should not be stored in view of the Common Areas. Leupitz recorded many homes with exposed pots and hoses. Some unused, tangled hoses were particularly unsightly. Please keep your unused hoses out of sight or neatly and inconspicuously coiled next to the house. (Rules B8, B16, and D23)

Broken Window Seals / Fogged Windows:

Our homes are getting to the age where window seals begin failing and the windows become fogged and dirty looking. The only solution is window replacement. Leupitz noted a dozen homes with

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failed window seals. If you have fogging between window panes, please take steps now to have those windows replaced. In the Spring, the RIC will start sending out Violation Notices for failed window seals. (Rules D15)

Roof Moss and Debris:

Another problem that Luepitz noticed on almost two dozen of our homes is roof moss and debris. The RIC understands that winter is a tough time to keep our roofs clean, but clean roofs (and gutters) work better and last longer. Please do what you can to keep your roof clear of moss and debris all year long. This is another issue that the RIC will put more focus on starting in the spring. (Rule B8)

All of our rules may be found in our Rule Document which is available on our website: www.inlandshoreshomes.org. Paperbacks copies of the document are also available from our management company: Taylor Real Estate and Management: 503-581-1813.

NOW THE NON-RULE STUFF

2023 Dues Increase:

You may remember from our Annual Meeting that due to many factors it has become necessary to raise our monthly Association dues by \$5.00 (from \$85.00 to \$90.00). Two significant contributors to the increase are industry-wide landscaping increases and an increase in the dues the HOA pays to the Staats Lake Association (SLA). Both the HOA and the East Association pay an equal, monthly amount to the SLA so that it can do its job properly. In twenty-seven years the SLA's dues have never increased – it has finally become necessary to do so.

In the next few days (if you haven't already), each HOA owner will receive their 2023 booklet of dues-pay-stubs from our management company. The \$5.00 increase will be reflected in those booklets.

Rejuvenation Pruning:

In January, our landscaping contractor will be doing rejuvenation pruning on the slope at the western end of the lake. It is important for maintaining healthy plants to do this more extensive pruning every few years. This is the year for pruning the western slope. Initially, the change can seem dramatic, but the plants will grow back quickly and will be healthier as a result. Thank you for understanding.

Best Wishes for a Happy New Year

Inland Shores Homeowners Association ~ PO Box 2606, Salem, OR 97308 ~ www.inlandshoreshomes.org