



2017 Board of Directors

President	Stephanie Harland	Vice President	Ray Heiser
Secretary	Shad Pharaon	Treasurer	Sandy Sklar
Member at Large	Alan Murray		

Our Board of Directors has contracted with Invest West Management, LLC to handle the day to day operation of the HOA. **Melissa McDowell** is our contact with Invest West and can be reached by phone at 360.254.5700 or by email at mmcdowell@iwmhoa.com. The HOA has a member website at www.iwmhoa.com where you will find the board and annual meeting minutes, the Reserve Study and can access your account. You can reach the board through Invest West, either of the websites or at sohoapresident@yahoo.com.

COMPLETED PROJECTS

- The Board contracted with a local accounting firm to prepare a Reserve Study to provide a financial blueprint for replacing or repairing the amenities on the common areas of the HOA.
- An Audit of the 2015 fiscal year was performed by a local accounting firm to check for any inconsistencies. It was determined that we needed to create a Reserve account separate from the general operating capital; create a competitive bid policy; renew our HOA status with the state; develop a records management policy; and create a collection policy for unpaid assessments and fines.
- The park area has had bark dust spread and the sprinkler system repaired. Video recording 24/7. We've had issues with vandalism, driving onto the park, and people playing after hours. The park area is now under video surveillance for everyone's safety and security. A drainage system was recently installed in the park area to correct the drainage issues.
- A new landscaping company was hired for the upkeep of the common areas.
- The Architectural Review process was streamlined to provide a quick turnaround on submitted applications.

ONGOING PROJECTS

- Clearing of the blackberries from the common areas.
- Excavation of the swale area/retention pond to get rid of the cattails, overgrowth, and add water storage.

POTENTIAL FUTURE PROJECTS

- Cleaning and painting of the mailboxes.
- A "Welcome to Summit Oaks" sign on Sierra with improved lighting, landscaping, and irrigation.
- Installation of cedar wooden fence near park to keep down cut-thru traffic
- Improve the sidewalks and potential tripping hazards.
- More benches and shade at the park.

HOMEOWNER INPUT NEEDED

What projects would you like to see happen in our neighborhood? An annual picnic or BBQ? An annual garage sale with neighboring communities? Improved sports area at the park? Email the Board with your suggestions and concerns. Get involved in the HOA and help these goals be obtained.

UPDATE YOUR INFORMATION

Recently we had individuals canvassing the neighborhood and breaking into houses when no one answered the door. Last year we had a rash of car break-ins. Invest West sent an email blast alerting the homeowners to call the City of Camas Police at the non emergency number. Email Melissa if you want to be added to the email list.

WATCH YOUR SPEED

The Board has received many emails with concerns about the speeding and running stop signs in our HOA. Several of our homes have small children and their parents are concerned for their safety.

The City of Camas has a set speed limit of 25 MPH in most neighborhoods. Police monitor the areas on a rotating basis and issue warnings and tickets for exceeding the posted speed limit.

The City was approached to conduct an analysis of the traffic patterns in our neighborhood, partly due to the emails but also because of the additional new homes proposed off Sierra Drive. Slow down and avoid that pesky speeding ticket.

MONTHLY INSPECTIONS

Invest West Management conducts a monthly drive through of our neighborhood to check for compliance with our governing documents. We have noted that our area is in very good condition.

Courtesy notices are sent to make a homeowner aware of a potential conflict. The courtesy notice means that on the date of the inspection something was noted and the Board will follow up to determine if a violation has occurred.

The most common letters are concerning trailers in driveways or streets, trash bins in sight of the street, debris piles on site, and any neglected landscape issues.

Trailers can be parked in a driveway or on the street for up to 72 hours. Please contact Invest West for approval if you have a short term need to have a trailer there for longer than 72 hours. The Board will be notified to monitor the situation.

Fines will be assessed for repeated violations and violations not corrected. Be a good neighbor and help to keep our home value rising and neighborhood looking good.

GOOD NEIGHBORS

We received a few emails concerning the trash left after homeowners celebrated the 4th of July. Be sure to pick up all trash that lands not only on your lawn but also on the street and your neighbor's lawn.

In addition, the City requires that animal owners scoop up their animal waste. The postal carriers have commented that it is a noticeable problem near the mailboxes. Scoop the Poop, please.

HOME IMPROVEMENTS

The Architectural Committee Application needs to be filled out and submitted for any and all modifications to your property. Changing the roof or shingles (even if it is the same color), exterior painting (even if it is the same color), flagpoles, statues, decks, fountains, rock walls, fences, awnings, shutters, landscaping, gazebos, patios, etc. Consult the HOA documents for complete information on allowed changes.

A City of Camas building permit is required for most projects. As part of the process you should contact the city to avoid possible work stoppages.

The revised form can be found on the website and you have three options to submit the form and all necessary drawings for review:

- 1.Email: ashellito@iwmhoa.com
- 2.FAX: (360) 254-9573
- 3.Mail: Invest West Management,
12503 SE Mill Plain Blvd, Ste. 260,
Vancouver, WA 98684

No work can begin without ACC approval.

BOARD MEMBERS NEEDED

In January of each year, SOHOA holds our annual meeting. The 5 Board positions, each serving a one year term, begin at the annual meeting.

What do Board members do?

- The Board meets 10 times a year. They preside over the annual meeting.
- Prepares an annual budget.
- Keeps the HOA informed of actions taken by the Board.
- The secretary takes minutes of all meetings.
- The treasurer reviews all of the monthly financial transactions made by the HOA.
- The vice president handles special projects.
- The member at large helps where needed.
- The president coordinates with Invest West on any issues that occur, handles all the Architectural Committee reviews and oversees the Board,
- A time commitment of only a few hours a month is required since Invest West handles the day to day operations.

Interested in serving on the Board? Contact the Board at sohapresident@yahoo.com.

Several Board members have indicated that they plan to step down in January so we ask you to consider joining the board. The only requirement is to be a member of the SOHOA.