

ABOUT

Clear Hills Condominium Homeowners Association 2025

Our association consists of 25 living units:

- 7 Common Wall Units and 11 Single Family Units.
 - All living units are owner occupied. No renting or leasing of units is allowed.

Our 2025 monthly dues are \$525.00 including:

- Insurance-Condo Package Policy - including earthquake coverage.
 - Please refer to the Insurance webpage for details.
- Landscape maintenance services:
 - Common Areas: Mowing, fertilizing, trimming, weed control, bark-dusting, leaf removal.
 - Limited Common Areas: Mowing, fertilizing, leaf removal and optional blowing of patios.
 - Trimming, bark dusting and weed control on limited common areas are property owner responsibilities.
- Landscape irrigation:
 - Please refer to Documents: Rules & Regulations-Section III.
- Community perimeter hedge and fence service and maintenance and trimming.
- Mailboxes are owned by our HOA.
 - For maintenance, contact a Board member. Keys are the responsibility of the homeowner.
- Post lamps, posts and street lighting service and maintenance.
 - For maintenance, contact a Board member.
- Swimming pool and pool building operations and maintenance.
- Streets, curbs and gutter maintenance.
- Water and Sewer service - see Utilities below.
- Monthly maintenance reserve allocation for 2025 is \$2,228.

- Our HOA does NOT provide for the following:

- Exterior maintenance, including roofs, gutters, windows, doors, patios, driveways, sidewalks and painting of any kind.

HOA Board Meetings:

- Monthly Board Meetings are held on the second Wednesday of each month (as necessary) and all meetings are open to all residents.
- Annual Meeting is held on the second Wednesday of January and is open to all residents.
- Special meetings may be called by your Board, as needed.

Swimming Pool:

- Our pool is normally opened on Memorial Day and closed after Labor Day - weather depending.
- Pool area access keys are available - \$10 each - one per homeowner.

Garbage and Recycling Services:

- Garbage is collected by Waste Management Services every Wednesday morning - Recycling and yard waste is collected every other Wednesday morning. Payment for garbage service is the responsibility of each homeowner

Utilities:

Power:	Portland General Electric www.portlandgeneral.com	503-228-6322
Natural Gas:	Northwest Natural www.nwnatural.com	800-422-4012
Garbage:	Waste Management www.wmnorthwest.com	800-808-5901
Cable TV, Internet:	Xfinity – (formerly Comcast) www.xfinity.com	800-934-6489

The Utilities below are provided by your HOA and re included in monthly dues.

Water:	Raleigh Water District www.raleigh-h20.com	503-292-4894
Sewer:	Clean Water Services www.cleanwaterservices.org	503-681-3600