



*Bailey Ridge*  
*Home Owners Association*  
[www.northwestpacific.net/baileyridge](http://www.northwestpacific.net/baileyridge)

# BAILEY RIDGE HOA NEWSLETTER

September 12, 2017

NUMBER -1-

## **Ballot for Board members:**

Bailey Ridge Homeowners' Association invites you to get involved. We have the below members who have put their name in the hat for board members. The ballot will be mailed on 9/25/2017 (10 days after the delivery of the newsletter) via certified and regular mail. The ballots must be returned to Northwest Pacific Property Management. The ballots can be returned in the enclosed envelope that will be provided with the ballot. **Currently there are two positions open.** The ballots may also be scanned and emailed to [erika@northwestpacific.net](mailto:erika@northwestpacific.net) or simply take a picture and email to same.

## **Synopsis of Candidates:**

### **Tyler Woodrall**

*My name is Tyler Woodrall, and I have lived in Bailey Ridge for four years. My wife and I have been in education for nearly twenty years and we have two children, one 2 and the other 12. My main interest in being a part of the HOA is to bring the neighborhood together and to maintain the high standards that our neighborhood currently presents.*

### **Gloria Butsch**

*I am very interested in a position on the Bailey Ridge HOA board of directors. I feel this would be a great way to get involved with our wonderful community.*

*I am currently the finance director for the City of Independence since August 2011. Over the past 30+ years I have volunteered in various organizations and have served as treasurer and/or secretary in many. Beginning in Ketchikan, AK for the fire department I served as a volunteer emergency dispatcher and EMT. I served as the treasurer for the First Baptist Church in Toledo, OR and for Child Evangelism Fellowship, Oregon Coast Chapter for several years. I was volunteer Lieutenant Firefighter and Association secretary/treasurer for the Siletz Valley Volunteer Fire Department.*

*My husband and I have 4 children and one grandchild. We enjoy traveling and golfing.*

### **Tom Glass**

*I am a retired professor of educational management. I taught courses in leadership, budgeting, and facility planning. Also, I was a school superintendent for six years. We have lived in Bailey Ridge since 2010. I am on the board of the Willamette Heritage Center and a graduate of Willamette University.*



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### **Bailey Ridge Homeowner Updates:**

**Landscaping bids:** We solicited bids from four major local landscape companies. Based on the responses, we retained our current landscaping maintenance contract due to cost, value and quality.

**Update on Management:** For several years now, Northwest Pacific Property Management has been assisting with the overall management of your HOA at the direction of the Board of Directors. In mid-2017 we signed a new updated management agreement which includes their help with some of the ARC functions, not the decision making, but the administrative duties, answering owner questions and also organizing the files for building permits and ARC applications. Northwest Pacific Property Management has assisted the Board with the budgeting process for 2017-2018 and will also house on their website, the forms needed for your HOA, these will be downloadable from the Bailey Ridge page of their website [www.northwestpacific.net](http://www.northwestpacific.net).

**Update on Chambers swale:** The City of Salem has been out with the inmate crew to clean up the weeds. They left the native grasses and trees. We are on their list for annual cleanup. However, the property management company will follow up with a request annually.

**Street maintenance:** The Board has been in contact with City of Salem Street Maintenance. Representatives came out to inspect our streets and did some very minimal crack sealing. Crack sealing and slurry coating are done yearly on a rotating basis. There are many priorities, based on usage and severity of issues. There has been a significant lapse in the process by the city due to funding. The city and Marion County generally try to coordinate their projects to maximize discounts. The city will come in and do the necessary prep work that must be done prior to slurry coating at some point in the future. We are not on the city's list right now, but we are on their "radar". The board and / or property management company will continue to be in contact with the street maintenance division on an annual basis to make sure our streets are maintained and / or repaired as quickly as possible.

**Common areas defined and owners' responsibilities:** The common areas include the fence along River Road to the curb and the monument areas. The owners of the properties with fencing along River Road should notify the property management company whenever any damage is noted. If damage is a result of a dead tree falling, vines growing through the fence, or other things that owners should be maintaining, the problem will be fixed and the owner will be billed for expense.

The walkway between Phase I and Phase II is not listed in the common area in the C&Rs. The absence of the walkway in the common area could have been an oversight. Because the walkway was not included, the four owners bordering the walkway are responsible for keeping the weeds cleared and maintenance. If the membership feels this was an oversight of the original C&Rs, 75 percent of the membership voting affirmatively is required to include it in the common area.

**Fences/staining/maintenance:** Owners of properties with fence lines that border streets other than River Road are responsible for maintaining them in good repair and keeping them stained with the appropriate stain, color is on file with Northwest Pacific Property Management.

**Trees along River Road:** The city has been in contact with the board and the management company. It has been decided that we will proceed with replacement of the trees along River Road. The HOA will share the cost of replacement with the city. Once the trees have been replaced, they will be managed by the city from that point forward.

**Common area sidewalk pressure washing:** During the month of October, maintenance staff will complete power washing of the common area sidewalk along River Road.



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**Fence repair/River Road:** The management company is currently soliciting bids to repair the fence where it crosses the swale, this is not a budgeted repair however; it is getting close to unavoidable and will need to be repaired soon.

**Home maintenance tips:** Owners should be checking roofs for moss accumulation. Dryer vents should also be checked. Phase I homes are approaching the 10-year mark and a plugged dryer vent could pose a fire hazard. Some owners have reported problems with the original front door locks. There are significantly improved options available for main entrance security in terms of technology and materials. Fingerprints or combination locks, etc.

**Monument lighting:** The HOA Board has been notified that it will cost between five and six thousand dollars to install power to the monument at the corner of Tayside and River Road. The management company is going to investigate solar options. If it is determined that solar is not an adequate solution, we will proceed with the installation of electrical power at this location.

**Website update:** The old Bailey Ridge website has been discontinued, please visit our management website [www.northwestpacific.net](http://www.northwestpacific.net) and click on HOA/Bailey Ridge for files that can be downloaded including our C&Rs, ARC forms, various presentations, meeting minutes and other information.

All contact with Northwest Pacific Property Management, LLC and our Board of Directors is easily accomplished by visiting the website and clicking on “[contact us](#)” button. This goes directly to the property manager associated with Bailey Ridge. They will send along any information or questions to the Board of Directors and respond appropriately.

An option for home repair available to homeowners of Bailey Ridge is to use the “[maintenance request](#)” button on the website. Rates are competitive (\$55/hour + materials rate applies/charged to homeowner’s account). Northwest Pacific Property Management is a licensed/bonded general contractor and has a group of talented service personnel for most anything you could need help with or they can refer you to an independent, qualified contractor.

### **Other useful/interesting information:**

1. There is going to be a library bond issue on the upcoming November ballot. The funds will be used to retrofit the library for earthquake preparedness. It will raise property taxes by an average of approximately \$20 per year.
2. Code Compliance. For neighborhood concerns, please go to the following website; <http://www.cityofsalem.net/Pages/report-neighborhood-problems.aspx>, where you will find a list of common concerns, or call (503) 588-6421 for further assistance.
3. Traffic. While in attendance at the SWAN meeting recently, there were many complaints of speeding vehicles on Croisan Creek Road and Madrona. Salem Police Traffic Enforcement will be monitoring these areas intermittently for the foreseeable future. Please drive like your kids live there.
- 3a. There will be a lane closure of River Road S on October 1 for the triathlon. The road will remain open but expect delays. One lane will be closed in the usual slide area between Minto Brown and Owens to Commercial. You might want to consider using the usual detour for this situation on that date.
4. We just ran into this article by the Oregon Attorney General regarding the recent problem with Equifax. There is a website where Ellen Rosenblum addresses the situation. If you just watch the news or the press release by Equifax, you don’t have the whole story! This could be a very serious situation for many citizens.

The website address is: [http://myemail.constantcontact.com/Equifax-Data-Breach--What-You-Need-to-Know.html?soid=1102899986607&aid=vUSJ4B13\\_2Y](http://myemail.constantcontact.com/Equifax-Data-Breach--What-You-Need-to-Know.html?soid=1102899986607&aid=vUSJ4B13_2Y)