

Sunset Meadows Maintenance Association

Architectural Control Board

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Dear Sunset Meadows Homeowners and Renters,

Spring is here and the Sunset Meadows Maintenance Association (SMMA) Board wanted to let you know our goals for this year and reminders for the neighborhood.

Last year we completed the fence project along Battle Creek. Twelve 4X4 post were replaced, the cross boards were reattached as needed and the entire fence stained. It's wonderful to have both side matching in color. We had vandalism to our rock sign, as I'm sure you have noticed. Salem Heights to our south was also hit. We are currently getting bids for replacement of the missing letters along with cleaning and new reflective coating on the current letters. We are also waiting for the cost to have SUNSET MEADOWS etched into the rock and painted. This would prevent letters from being removed.

The SMMA Reserve Account is currently \$11,432,82. \$6000 will be moved to a 7-month CD @ 4.15%. The Reserve Account is set up for replacing the entire fence when needed down the road. This money has come from funds left over in the budget at the end of our physical year, Nov 30th. Each year we add to the Reserve Account.

Our website is sunsetmeadowssalem.com. In the Rules and Regulations box you can view the legal documents the Board follows in our role as the SMMA and the Architectural Control Board (ACB). The Reservations & Restrictive Covenants (R&RC's) are located there for your review. There is also a Complaint Form to be downloaded, filled out and sent as an attachment. Please use the PO Box address above for USPS mail or smma.salem@gmail.com to contact the Board. We are continuing to work on the web site, our Annual Meeting minutes and proposed Budget, Board Minutes and letters to homeowners and renters will be added.

We have had new homeowners and renters move into our neighborhood. We welcome you to Sunset Meadows.

Spring and summer bring the following reminders of R&RC's for owners and renters:

- ❖ All outside changes to a home's façade (including paint color) or significant changes to landscaping must be approved by the Architectural Control

Board. Send color choices or landscape design changes to smma.salem@gmail.com (#7 and #4 R&RC's)

- ❖ Yards must be maintained and in neat order, this includes the area on the other side of the driveway. If you choose to water or not, you must keep areas weed free. (Weeds grow faster than grass) (#18 R&RC's)
- ❖ Garbage/recycling /yard debris containers must be reasonably screened from public and neighboring view (stored behind fence, in garage, or on side of house behind the front façade **not in front of the garage door**). (#10 R&RC's)
- ❖ Pickups with campers, campers, motorhomes, RV's, trailers, or boats may be parked on the street or driveway no more than 24 hours, only to load or unload. (#15 R&RC's)
- ❖ Political signs are not allowed. Only signs for rent or for home sale. (#16 R&RC's)
- ❖ 4th of July can be a very difficult day for our Vets with PTSD, others who are sensitive to Loud explosions and many pets. Only use legal fireworks in the neighborhood.
- ❖ Avoid parking that blocks the view at intersections and walkways, Oregon DMV Driver Manual, page 50, (NO PARKING) do not park within 20 ft of a marked or unmarked crosswalk at an intersection. ALSO within 10 ft of a fire hydrant. Please do not block your neighbors' driveway.
- ❖ Pick up after your pets.

Kids are in school, watch out for them at crosswalks and intersections, and obey speed limit, 20 MPH when flashing.

Speed limit in the neighborhood is 25 MPH.

Thank you all again for continuing to help us to keep Sunset Meadows a warm and attractive neighborhood.

Sincerely,

The SMMA/ACB Board

4/2023