

Silver Firs II Homeowners Association
Annual Meeting Notes
October 2006

To all Silver Firs Homeowners and Residents:

Thank you to all homeowners who attended the Annual Meeting on October 23. 116 homeowners attended the meeting. Your participation is always appreciated by the board.

Following are answers to some questions that homeowners have had since the meeting. Many questions were in regards to the tree cutting that will be taking place.

Will you be clear cutting the two tracts (between Vintage and Thornbury and Canterbury and Canterbury Heights)?

The term clear cut was used because a large volume of trees in these two tracts have been identified as diseased and dangerous. Only the diseased and damaged trees will be removed. Healthy trees will remain, however due to the number of trees deemed as dangerous; the area may appear sparse following their removal.

Why is this necessary?

Two arborists inspected the areas independent of each other and concluded that since many of the trees in these tracts are damaged, and therefore dangerous, they should be removed. Following is an excerpt from one arborist report: "...Over the past few years, the native trees have continually become more and more stressed from climatic changes. Drought stressed trees are more susceptible to disease and insect attacks. The Western hemlocks seem to have been hit the hardest and are in serious decline. A hazard tree assessment of the tract has been performed to evaluate tree health. The trees that were inspected had either significant decay or were showing signs of decay in the trunks. Several trees had large cracks from the base of the tree up to the canopy. Other trees had large oozing cankers that indicate root rot. In this tract there are many downed trees that have fallen from root rot. There is also evidence of bark beetle activity in many of the trees."

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Why did I only hear of this two days before the meeting?

The number of trees needing to be removed was only determined in the two weeks leading up to the annual meeting. Upon realizing the magnitude of this project, the board decided to present this issue to homeowners at the annual meeting.

Why can't we (the owners) be involved in this decision?

The members of the Board of Directors are the only ones authorized to make decisions for the association. The board welcomes participation through committees researching options and opinions of homeowners at the monthly board meetings.

I'm concerned about my property values if you take my trees away.

Property values have been rising quickly in recent years, and are on everyone's mind. For those homeowners on a greenbelt, we ask you to keep in mind, that even though trees are gone, your home still sits on a greenbelt. That will not be taken away. Over time, the replanted trees and bushes will grow and provide a beautiful buffer, increasing your property values even more. A home backing to diseased and damaged trees may actually turn prospective buyers away.

What are the odds that a tree will fall on my house?

Just last week, a homeowner in one of these areas reported that a tree fell on her property causing damage. We are aware of at least 2 dozen reports from people last year saying trees fell on their fences and roofs. We have to assume there are additional homeowners who just cleaned it up, made repairs and did not tell us.

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What about the animal habitat?

The County will only approve a plan that will provide a sufficient home for the critters. We are working with the County to ensure that all appropriate steps are taken.

Can I sign a waiver saying I take responsibility if a tree falls on my house, and leave the trees there?

The trees are on association property. It is not legal for the association to sign away responsibility.

Will you be cutting trees on my lot?

If there are trees on your lot you would like to have removed, it may be possible for the tree cutters to remove those at the same time with your permission. Please let us know if you are interested in this. We will coordinate with the tree cutters. You will be billed for the tree removal.

Will you remove the trees that land on my lot when the association trees are cut?
Clean up my yard?

After cutting, the trees will not be left on individual lots. We will work with the tree cutters to determine a plan for clean-up.

What are you doing about crime in the area?

Many neighborhoods in the area have noticed that crime is up. We are planning to hire an off-duty police officer to patrol the area at random times. We are discussing the possibility of sharing the cost with neighboring associations.

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Board and committee meetings used to be at 7:00. Why were they moved to 6:00?

The Board decided that to help cut costs, the meetings would be moved up one hour, in order for the Association to have the management company in attendance at a lesser rate. (Their rates go up after 7pm).

Why don't you have these meetings on Saturday when more people can come?

The CC&Rs state that the annual meeting needs to be on the same day every year after the first meeting. The first board decided to have it in place of the October board meeting, which is the 4th Monday of the month.

Why are you worried about trash cans when there are so many bad yards?

The focus for this next year is to address yards and other exterior issues more proactively. Yard maintenance and exterior home maintenance of all homes have a significant impact on everyone's property values.

What is Verizon/North Sky Communications doing to our streets and yards?

Verizon has hired North Sky Communications to lay fiber optic cable. Homeowners with underground sprinkler systems should test their sprinklers once work is completed to ensure that they are in working condition. The customer service line for North Sky Communications is 877-647-9991.

Sent on behalf of the Communications Committee,

Julie Gray, MSA, CMCA
Community Association Manager