

Minutes of the WRHA Annual Meeting, May, 2020

The meeting, originally scheduled for April 9, 2020 at the East End Library in Bend, was canceled due to coronavirus restrictions. Committees were invited to submit reports for inclusion.

Current board members are:

Brian Firebaugh, President
Pat McCabe, Vice-President
Lavonne Broadbent, Treasurer
Carl Natalizia, Secretary
Ray Miao, Member at Large

Committee members are:

ACC: Dr. Ron Carver, Amy Smith and Tom Hall
Welcome: Michelle McNabb
Fire: Stella Larson, Chris Miao and Helen Webre
Noxious Weeds: Rob Evans
Traffic and Safety: Dennis Krakow

The 2019 Annual Meeting Minutes were approved by the board.

The Treasurer's Report included a spreadsheet with income and expenses for 2019 and was unanimously approved by the board. It is WRHA policy not to publish internal financial reports accessible to the public but WRHA members may request a copy via email at: board@woodsideranch.net

ACC Report:

The ACC reminds Woodside Homeowners that there are six Phases comprising Woodside Ranch, all with their own similar sets of CC&Rs. While the rules and regulations are set forth by each CC&R for a particular Phase, there was no mention of a Homeowners Association for their enforcement in the original documents. The Woodside Ranch Homeowners Association (WRHA) was established after the fact to address this error of omission. However, an Amendment to the CC&Rs was necessary to legally bind the Association to the CC&Rs and a vote was taken to accept or reject this Amendment in 2009. The result was acceptance of the Amendment in Phases 1 & 3, while it did not pass in Phases 2, 4, 5 and 6. This meant that the Association had authority to administer the CC&Rs in Phases 1 & 3 only. However, the ACC is willing to provide review if requested in other phases but has no authority for oversight in phases other than I & III.

The ACC is composed of three members, Ron Carver and Amy Smith from Phase I, and Tom Hall from Phase III. We are fortunate to have the knowledge and expertise of Amy Smith, who has had architectural training.

This past year the ACC approved plans for a replacement new metal pole barn with colors closely matching the existing house in Phase I.

The ACC approved new trim color on a house in Phase I.

The ACC approved construction of a pole barn and painting of the existing house with colors to match both structures in Phase I.

The ACC approved construction of a privacy fence on the edge of the property in Phase III to help

screen a hot tub. The ACC confirmed with adjacent neighbor that there was no concern.

The ACC received a request from a homeowner in Phase II to review and approve construction of a new custom house. The ACC did this as a courtesy to the homeowner, though it was not required. The plans were approved.

The ACC responded to an email request on how the homeowner should proceed with plans to build a small storage building. The requirements for ACC review were discussed with the homeowner via email.

The ACC received an inquiry from a homeowner in Phase II concerned that a neighbor was cutting down some trees and planned to build a shop and the homeowner wanted the ACC to intervene. The ACC explained to the concerned homeowner that the ACC had no jurisdiction in Phase II and encouraged the homeowner to talk personally with their neighbor about their concerns.

The ACC became aware that a new homeowner in Phase I had cut down some trees around their house without involving the ACC for approval. A letter was sent to the homeowner explaining the situation in Woodside Ranch and informing them of the need for approval of any plans of expansion of their house if contemplated.

Respectfully submitted: Ron Carver, Amy Smith and Tom Hall (ACC members)

Traffic & Safety:

Dennis Krakow reports that Deschutes County Vegetation Supervisor, Jon Valley, informs him that the county has plans to remove dead and dying trees which were killed by the herbicide used along Deschutes County roadsides. The county has already started the tree removal between Bend and Sunriver. Darcy and Bill Burton have also been in contact with Mr. Valley and were assured that the county has plans to remove dead trees in Woodside Ranch as well.

A reminder that the discharging of firearms locally is prohibited, as follows:

Pursuant to Title 36 CFR 261.50(a) and 261.50 (b), the following acts are prohibited in the general area of China Hat Road, near the Woodside Ranch Subdivision, from the forest boundary east to about milepost 4, as shown in Exhibit A of Order Number DES-2006-006, until further notice.

And...

According to 36 CFR 261.10 (d) (1) It is prohibited to discharge a firearm within 150 yards of a residence, building, campsite, developed site or occupied area, or (2) across a National Forest System Road or in any manner or place whereby any person or property is exposed to any injury or damage. I think USFS should put up a large sign on China Hat Road at the boundary that in large letters warns about the no shooting and off road motor vehicle use restrictions. The District Ranger, Kevin Larkin, seems nonresponsive. Perhaps I can go with someone who he will talk to. It seems that the sign would be a cost saver, as it might mean fewer LEO service calls.

Motorized vehicles are prohibited in the forest surrounding WR, with a couple of exceptions. If anyone sees a vehicle not on the pipeline road or the road parallels China Hat Road starting from the pipeline road, they should call 541-693-6911 (non emergency dispatch) and ask for a Forest Service Law Enforcement Officer (LEO) to return the call. They will try to dispatch a Sheriff's Deputy, but, kind as they are, they say they cannot enforce federal rules. This applies to abandoned vehicles also.

Camping... federal rules allow camping in one spot for a maximum of 14 days. If anyone sees a camp for more than that time, use the same process as in the previous paragraph. Note that living in the national forest as a primary residence is not allowed at all. Many of these camps are primary residences. The LEOs make that determination. They prefer to get license numbers, but do not take

any risk to get it. Many of these campers have aggressive dogs. These people have fires, which, of course, is a high risk. Also, they leave garbage and personal waste.

Thanks to Dennis for all of his hard work on behalf of the community.

The Welcoming, Traffic & Safety, and Noxious Weeds Committees are always available to aid homeowners with questions. The posted speed limit of 25 mph throughout Woodside Ranch was noted.

Fire Education:

The Woodside Ranch Fire Education Committee was very active this past year. The Committee consists of Chris Miao, Helen Webre and Stella Larson. They conducted an education program consisting of a presentation and three newsletters.

The presentation was a personal account by a survivor of the Paradise CA wildfire which destroyed the entire town in Nov 2018. The first newsletter was based on this presentation along with lessons learned and recommendations specific for Woodside Ranch. The second newsletter was a personal account and lessons learned by a Woodside neighbor who survived two wildfires in New Mexico. The most recent newsletter was the first in a three part series on evacuation, how to get ready before a wildfire, getting set as the fire approaches and knowing when to go. Newsletters are sent to all neighbors who signed up to receive it and is archived on the Woodside Ranch website where it can be accessed at any time.

The work by the Fire Education Committee allowed us to be re-certified as a FireWise Community. Being a FireWise Community helped us receive a \$4,000 grant from Deschutes County for our 2020 fire fuels reduction project and the WRHA has contracted with Four Brothers Tree Service for the work. The Committee welcomes individuals who would like to be involved with writing, graphic design or ideas for the newsletter or presentations.

Three board terms have expired. Ray Miao has agreed to stand for reelection for another two-year term, as has Pat McCabe. Woodside Ranch resident, Caroline Marks, has been nominated and approved for a two-year term to the board. Her resume is as follows:

My name is Caroline Marks and I am a Bend native who moved to Woodside Ranch with my family in 1987. I graduated from Bend High in 1993 and from the University of Oregon in 1997 with a Bachelors of Science degree in Environmental Studies. I spent many years in the outdoor industry working in the ski school at Mt. Bachelor during the winter and as a sea kayaking guide in the San Juan Islands during the summer. I finally "settled" into the position of Natural Resource Specialist at the Sunriver Homeowners Association. My responsibilities there included inspecting all properties for compliance with the Sunriver Ladder Fuel Reduction Plan and the Sunriver Noxious Weed Plan, monitoring for Mountain Pine Beetle infestations, and issuing permits for tree and vegetation removal. I educated homeowners on the importance of native plant restoration, organized the annual Arbor Day Celebration and War on Weeds event, and was involved with the reintroduction of Ponderosa Pine into a predominant Lodgepole Pine forest. Eventually I made the decision to stay home to raise a family. My husband and I were fortunate enough to purchase a home in Woodside Ranch in 2017 and we have a son who will be a freshman at Bend High next year and a daughter who will be in the 6th grade at High Desert Middle School. I would like to be a part of the Woodside Ranch community working to maintain the peace and quiet our neighborhood offers and will continue to push for measures that ensure the safety and security of all homeowners.

The new WRHA board have elected officers for the next year as follows:

Carl Natalizia, President

Pat McCabe, Vice-President

Lavonne Broadbent, Treasurer

Caroline Marks, Secretary

Ray Miao, Member-at-Large

Congratulations to all.

Submitted by Brian Firebaugh on behalf of Carl Natalizia.