

Ridgewater Homeowners' Association

C/O Peterman Inc.

P.O. Box 8748

Bend, OR 97701

June 1, 2006

Dear Ridgewater Homeowners:

Your Board of Directors would like to take this opportunity to acquaint each homeowner with their responsibility for some maintenance items that if overlooked can have expensive consequences for the homeowner and the HOA.

First, as a Planned Unit Development, we, not the City of Bend, are responsible for maintaining and replacing such items as common area fences, streets, sidewalks-curbs, and drainage wells. For that reason a good portion of our yearly assessment (dues) goes into a reserve account to pay for repairing or replacing these infrastructure items. The maintenance of fences was covered in our last mailing.

Sidewalks-Curbs: As a homeowner, each of us is responsible for maintaining and replacing unsafe portions of the sidewalks and curbs that abut our lot in the front, side or back. Currently there are no sections of our subdivision's sidewalks in an unsafe condition, but a number are cracked. However, in the future, when your Board finds a section of sidewalk-curb that is deemed unsafe, you will be notified and you will be expected to have the unsafe section replaced in a timely manner.

To help prolong the life of your sidewalks-curbs, we would recommend that you inspect your portions of the sidewalks-curbs to see where cracks exist. If cracks exist, purchase some cement calking and seal the cracks. Water flowing into and under the sidewalks will accelerate the destruction of that section of the sidewalks by freezing and thawing. Also, right now is the time to kill any weeds coming up in the cracks and separation-section joints of the sidewalks-curbs. Not only do those weeds look unsightly, but also they will hasten the demise of your section of the sidewalks. Chemical control of the weeds is recommended over hoeing or scraping, as the roots are what do the damage. The Board will also notify you if weeds along your section of sidewalks detract from the neighborhood.

Pavement: Our pavement is the biggest dollar item in future replacement and maintenance. While the entire HOA will pay to replace the asphalt pavement when it becomes necessary, you can help extend the life of our pavement by controlling weeds growing in the contact joints between the curb and asphalt. Sprawling at the edge of the asphalt by weeds is one of the most serious accelerated wear factors for pavements. The Board intends to avoid this type of accelerated pavement wear by being vigilant on homeowner responsibility for weed control along the pavement edges.

Storm Drains: Another place where we can avoid very expensive repairs is in our treatment of the drains along the streets in Ridgewater. Did you know that these drains do not connect to the City sewers or storm-drains but go into our own system of dry wells under the streets and sidewalks? Did you also know that we have an approved Storm Water Injection Plan approved by Oregon's DEQ and certain obligations under that plan? Each drain has a filter-bag that collects needles, sediment and other debris washed down the gutters during runoff events. Needles are the biggest problem in the drains. In that way, the dry well does not fill up with solid debris. However, the service to clean the filter-bags and drains each time is very expensive. Your Board would like to keep the number of service calls for drain clean outs to a minimum. We can each help by periodically sweeping our portion of the sidewalk and gutters to avoid having that material run down to the drain in the next rain. Those of us with a drain in front of our home can especially help by clearing and bagging debris on the drain grate when we see it. And of course, no dumping of any chemicals, oils, solvents, deicing compounds, antifreeze and a multitude of other chemicals and compounds. If an inadvertent spill occurs from your vehicle or overturned container, prevent it from entering a drain by containing with soil and absorbing the spilled material with kitty litter. Do not flush it off the driveway or street with water and into the storm drain.

Your Board always welcomes questions on these or other matters. Please feel free to personally visit, call, or write.

Sincerely,

Ridgewater Home Owners Association,
Board of Directors