

THE AWBREY GLEN *GLIMPSE*

Spring 2017



PRESIDENT'S MESSAGE

What a winter we've had! This record snowfall has kept everyone busy with efforts to keep roads passable, remove piles from sensitive areas and deal with ice and leaks. We commend our management team for working many extra hours trying to respond to concerns and our snow removal company for getting into the neighborhood often and quickly to clear roads, going even so far as to bring in dump trucks to remove huge quantities of the white stuff. We also thank all of you for patience and understanding as we were forced to prioritize safety access, fire hydrant clearing and ice mitigation over driveway berms and pathways. It was heartening to see our community pull together as many neighbors helped neighbors deal with their driveways and roofs.

Your HOA board and management group is committed to serving homeowners by maintaining a beautiful and positive living environment for the whole community.

Guided by this principle we focus our efforts on the following:

- Communicating openly and responding to concerns quickly within the limits of state law and the Awbrey Glen CCR's (Covenants, Conditions and Restrictions). We encourage you to give us input as we strive to maintain the beautiful character of the Glen and solve issues reasonably and fairly.
- Taking fiscally responsible decisions and keeping adequate funds in reserve for all identified capital needs. On the AGHOA website you can review annual budgets and the reserve study which indicates healthy funding for road and other capital projects many years into the future.
- Keeping the community attractive and safe by maintaining roads, paths, gates, mailhouses and common lands. Our landscaping contractors under the direction of board member, Jean O'Brien, work hard to keep up with the many common areas. Our recognized Firewise team reviews properties and runs the program of spring and fall pick-ups to keep our neighborhood fire safe.
- Assuring that the rules and regulations developed as our neighborhood was formed are followed. The Architectural Review Committee, management team and board have completed the updated version of ARC guidelines and CCR's. The new books are available for pick up at the HOA office or will be delivered this spring after our snowbirds have returned to the Glen.

I am so grateful to have landed in Awbrey Glen when we purchased in Bend. That is due to all of you who have created a supportive and active community. I wish you good health and an early and warm spring!

Bev Maul
AGHOA President

Awbrey Glen Homeowner's Board Members

Bev Maul
President

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Jean O'Brien
Vice President

Landscaping
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jjobrien@bendbroadband.com

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Secretary

ARC/Communications
805 722 0772
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Brown Thompson
Treasurer

Fire Prevention and Safety
541/678-5263
bt3kthompson@bendbroadband.com



Terrie Harris
541-323-3033

MANAGEMENT CORNER

Awbrey Glen Homeowners,

It appears that Snowmeggdon is winding down. We hope that you fared well, without too many leaks or damage.

We have been asked to inform homeowners of the snowplow process:

1. First and foremost we clear the main streets for access of emergency vehicles is done.
2. The contractor then starts on the side streets and cul-de-sacs. There are two to three trucks working at all times. It takes time to cover all of Awbrey Glen so your street may not be the first to be plowed. Thank you to all for your patience.
3. The plows may leave a very inconvenient berm for homeowners to clear, especially with the amount of snow we received winter. This cannot be avoided.

This year we had to uncover fire hydrants and move snow to widen roads. Needless to say the Board will be dealing with a much over budget snow removal expense.

Springtime is coming, we promise. Please remember that changes to the exterior of your home and landscaping requires ARC approval. We realize that you may have damage to your landscaping and need to do some replanting. ARC approval is not required for replanting of like for like, pruning, and general maintenance. If you have concerns or are unsure if you need approval please call our office for clarification. 541-323-3033 .

There has been a rash of overnight parking on the streets. Please be aware that this is not allowed in Awbrey Glen. You may find a citation, or notice on your window in the morning. Continued parking will result in fines and possible towing.

Thank you to all again for your patience during the severe winter. Now on to cleanup and repair. Hopefully April comes in like a lamb and it stays that way.

Terrie Harris
HOA Management Inc.



FIRE WISE AND SAFETY COMMITTEE

SIMPLE FIRE PREVENTION MEASURES

- Maintain at least 30 foot clearance around a home. Fire burns 16 times faster uphill, start yard maintenance on the downhill side of your home.
- Mow grass to less than four inches high.
- Prune the lower branches of trees below eight feet to remove ladder fuel.
- Protect large trees by removing fuels (shrubs and woody debris) under them.
- Trim branches away from the roof and house.
- Keep gutters clean of debris, and especially pine needles.
- Store firewood at least 20 feet away from house during fire season and must be screened from the view of the golf course, roadways, and other homesites.
- Trim branches along driveway at least 14 feet high and wide so emergency vehicles can access the property.
- Screen vents and areas under short decks with metal mesh one-quarter inch or smaller.
- Be sure that your house address is clearly visible and easy to read.
- Consult a fire specialist if you have any questions.



Our spring and fall 2016 roadside clean up produced 6,000 bags and delivered 840 cubic yards of combustible material. The total cost for the 2016 roadside pick-up fire protection program was \$9,247. Spring and fall pick ups will again be scheduled in 2017.

Exact dates will be communicated by HOA Management. Due to the impact of tree damage from the severe winter, a chipper will be considered again for the spring clean-up program.

Your Firewise Committee will be running the yearly wild-fire property assessment the last couple weeks of June. Dates will be confirmed by email at a later time. The above mentioned points will be reviewed and discussed with homeowners with regards to wildfire prevention for the glen.

If you have any questions, or would like to have your property evaluated in addition to the June assessment, the Awbrey Glen FireWise-Fire Prevention Committee is available. Please call either HOA Management at 541-323-3033, Bev Murphy at 541/330-2391, or Brown Thompson at 541-678-5263.

Brown Thompson
Fire and Safety Coordinator

LANDSCAPE

We have had snow on the ground for almost three months steady and because of this there are things we will need to check for any winter snow damage.

- Trees and shrubs may have broken limbs and branches that need to be trimmed.
- Snow mold is already showing up on lawns where the snow has melted. Symptoms first appear as circular straw colored patches or rings when snow melts in the spring. These rings range in diameter from a few inches to several feet and look like crusty matted grass. Gently rake affected areas to promote drying and to prevent further fungal growth. If the problem persists consult the staff at one of our garden centers.

Looking forward to spring and the beauty of blooming trees, daffodils and rhododendrons!!

Jean O'Brien,
Landscape Coordinator



ARCHITECTURAL REVIEW COMMITTEE

2016 was an exceptionally busy year for the Awbrey Glen architectural review committee (ARC). Over 170 projects were reviewed by the committee, ranging from minor tree removal to major new construction and re-modeling. As always, the committee reviewed these projects in a timely manner with the utmost integrity. They are always aiming to balance the requirements of the Awbrey Glen Covenants, Conditions and Restrictions (CC&R's) with the wishes and rights of individual property owners.

2016 also included an update to the ARC Rules and Design Guidelines Book. (Now the Blue Book). Copies are available on the AGHOA website and from the HOA management company. Copies will also be distributed to all homeowners and residents in the next couple of months.

Many thanks to the following committee members who volunteer many hours of their time to help retain the beautiful character of Awbrey Glen and keep it such a pleasant place to live:

Ruth Augustine, Dianne Humphrey, Sam Palermo, Tony Favia, Jerry Jayne, Dennis Baird, Jim Kloch and Richard Stephenson (ARC monitor).

Ian Livett,
ARC Coordinator

INFRASTRUCTURE

Proactive maintenance of our infrastructure throughout the neighborhood is paying dividends. The resurfacing and crack sealing of streets done over the last few years has allowed us to postpone additional expensive resurfacing projects. The refurbishment of entry gates and replacement of the automatic openers has saved maintenance costs and improved the reliability of the gates. The result of these and other maintenance projects will allow us to go another year without many concurrent expensive investments.

Projects for 2017 will include resurfacing of the tennis courts and continued monitoring of drainage issues on association-common areas. The wear from play and weather related degradation requires a regularly scheduled resurfacing of the tennis courts. The process and materials used to do this resurfacing requires special expertise that typically must be brought in from outside the Bend area. HOA Management is working to schedule the contractors to get this done for the coming fair-weather months. With regard to drainage, the Board and HOA Management continually monitors issues of water runoff throughout the neighborhood. Each homeowner, as part of their original house plans submitted to the ARC, was required to mitigate water runoff as part of the landscaping and drainage plans. For example, some homes were required to add culverts under driveways for drainage. The Board will be looking at projects where the design of the roadway or common area drainage affects the flow of water runoff and will take action to correct major issues.

John Seaton,
Infrastructure Coordinator

COMMUNICATIONS

HOA BOARD MEETINGS

The HOA Board meets the second Monday of every month at 9:30 a.m. at the Restaurant at Awbrey Glen. If you wish to attend a Board meeting, contact HOA Management at 541-323-3033 to be put on the agenda.

2017 BOARD ELECTIONS

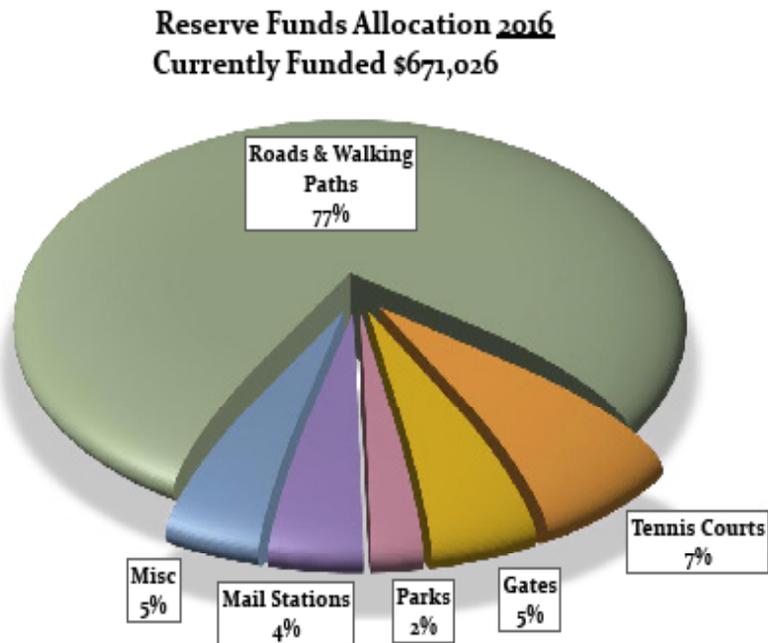
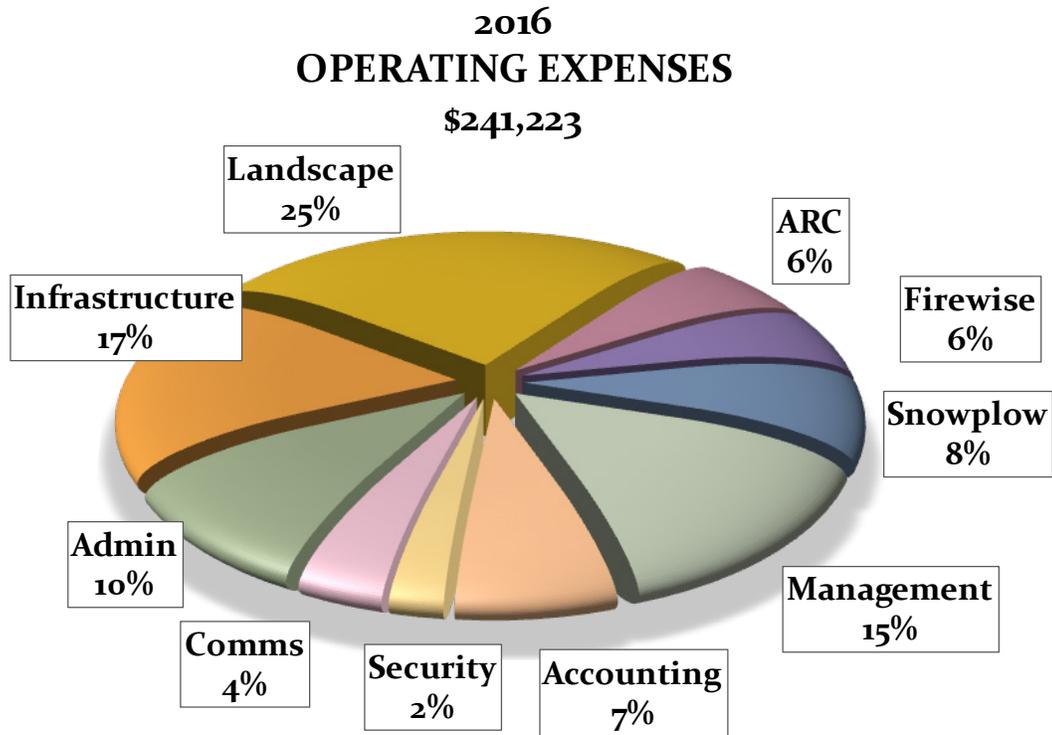
Three of the five seats on the AGHOA Board are due for election this year. The mail-in election will be held in June. Anyone interested in running should contact HOA management and be prepared to complete a candidate information form by the end of April. The goal of the AGHOA board is maintain the beauty and character of the neighborhood by balancing the interests of the whole community with the rights and wishes of individual property owners.

If you agree with this goal and have the time and energy to serve on the board, please consider standing for election to a four-year term.

Ian Livett,
AGHOA Secretary

"Final 2016 operating expenses of \$241,223 were approx. \$30,000 below the approved budget. The HOA board and management company review expenditures on a monthly basis and continually strive to ensure that HOA funds are spent efficiently and for the benefit all all AG homeowners and residents. The almost record snowfall this winter will, however, place some strain on the approved 2017 operating budget due to a significant overrun of snow removal expenses. A breakdown of 2016 operating expenses by category is summarized in the first chart below.

Reserve funding for major capital, repair and maintenance projects remains robust at approx. 60% of anticipated needs for the next 30 years. The current breakdown of estimated reserve expenditure by category is summarized in the second chart below. Funding for major repair and maintenance of roads and walkway paths is by far the largest anticipated need for reserve funds



Dear Awbrey Glen Homeowners,

We know we have always said Work Hard Play Hard :
What about



Have you ever wondered about our Membership?

Journey Membership

- Zero Membership or Equity Fee until June 30, 2018
- Complimentary golf car use of the 2017 season or \$50 reduced on your monthly dues
- Full access to all club activities, fitness center and restaurant
- Journey Golf Members that commits to a Membership by September 1, 2017, receives a bonus of \$750 credit towards the Membership Fee

Sports Membership

- Come see why this membership value will exceed your expectations.
- Only a limited number remaining
- Reduced Membership by \$300

More Memberships available to fit your family's lifestyle with year-round Fitness Center

For more information,
please visit our website at
www.awbreyglen.com
or contact

Barbara Malcom, Membership Department
at 541-385-6011 or
Barbara@awbreyglen.com.

Like us on Facebook and watch real time at
our Club



Mark Amberson
General Manager/COO
Awbrey Glen Golf Club

NINETEEN AT AWBREY GLEN

NINETEEN at Awbrey Glen invites you to come and enjoy a great dining experience!
Our Restaurant is always open to the public!

On Thursdays evenings we are still offering our "No Corkage Night". Bring a bottle of your favorite wine and we will waive the corkage fee!

On Fridays, the Prime Rib tradition carries on. Chef Darrin prepares a perfect Certified Angus Prime Rib with all the right accompaniments.

"Small Plate Saturdays" will feature a variety of delicious small plates for your enjoyment. The culinary team have a lot of fun with this theme, so come try it out. We are also currently offering a three course meal on Saturdays which includes soup or salad as well as dessert. Entrees change weekly, so this is a great chance to try something creative from our kitchen.

For your next special event, big or small, think about having us help plan, host and impress your guests! Office events, meetings, celebrations, weddings and more – we can do it all so that you don't have to! Contact Kristin Camacho at (541) 317-2885 ext. 215 for more information.

Mike Butler, Restaurant Manager
Darrin Hauser, Executive Chef

NINETEEN AT AWBREY GLEN

WINTER HOURS (through March)

Thur. - Sat.
Lunch: 11:30am - 2:30 pm
Dinner: 5 - 8pm
Sunday
Breakfast 9am - 1:30pm
Lunch: 11:30 am - 1:30 pm

HAPPY HOUR

Thurs - Sat
3:30 pm to 6 pm

SUMMER HOURS (April - October)

Tues - Sat

Lunch: 11am - 2:30pm
Dinner: 5 - 8:30pm

Sunday

Breakfast: 9am - 1pm
Lunch: 11:30am - 2pm
Dinner: 4pm - 8pm

HAPPY HOUR

Tue-Sun 3:30pm to 6pm

Make Sure to Visit
www.awbreyglen.com for additional
restaurant information including any
closures we may have for private events.

Please Call to Make Reservations
541-317-2885

The Glen Gives Board thanks everyone for helping make 2016 a very successful year. One hundred twenty seven families were helped through a rough time in their lives.

If you are interested in helping with the 2017 Event, please

Contact
Mary Fellows
541-318-5491

Maryfellows1010@gmail.com