

November 2021 ed.

Dear LCI Owners;

As we go through the year I will attempt to keep you up to date with regard to questions asked, notification of issues as well as our progression of open business through the completed month. So, from time to time you will see in your *In Basket* something referred to as **LCI_Posts_ (month)**.

Topics in this November edition include:

- 1) **Conversation over Parcel B Continues...**
- 2) **Parcel B LCICOA Documentation.**
- 3) **Legislative Alert HB 2534: NEW Oregon HOA Regs RE: Governing documents with potential “discriminatory languages.”**
- 4) **Question: Do you know where your cabin’s main h2O shut off valve is?**
- 5) **Question: Full time living on the property?**
- 6) **Cascade Roof Notice: Dec 6&7 (weather permitting).**

1) **FROM Jmrug7@...** There was a request for the board to follow up on our meeting re: Parcel “B.”

BOARD ACTION: Covering the key aspects of the discussion at the annual meeting a response was made including 13 questions and or concerns referred to as The “**First Wave**,” and the board’s openness to further discussions. More to follow I’m sure. Tg

2) **Organized documentation of Parcel B materials.**

ACTION: Per the Annual Board Meeting Assigned Task of categorizing all materials relating to Parcel B this has been completed. The task of creating a electronic file of all the documents is in progress.

3) **House Bill 2534**

We received from Sterling Management the NEW HOA regulations distributed by the State of Oregon. We have until Dec of 2022 to file and be in

compliance. We are to amend, restate or file that we are in compliance with our governing documents having NO restriction of the use of this community or lots because of “*race, color, religion, sex, sexual orientation, gender identity, national origin, marital status, familial status, source of income, disability, or number of individuals, including family members, persons of close affinity or unrelated persons, who are simultaneously occupying a dwelling unit with the occupancy limits.*” Changes and or a letter of compliance are required by December 31, 2022.

4) **Bob and Patricia Pike Cabin #19**

I'm sorry to say that Bob and Patricia are in the process of selling cabin #19. They have been delightful neighbors to Laura and I from across the field as have their sons. In the sales process I received a phone call regarding the whereabouts of the cabin's main water shutoff valve. It's something you may look at from time to time around your cabin, but when asked for a quick answer only receives a quick response of “That's a good question.” Something for all of us to ponder momentarily. BTW - Do you know where yours is?

5) **Jeruf121@...** writes asking for input on *year round living regulations at LCI*. A query was put out to other owners and the best answer received was –

Sherrieshroeder88@... Mike writes: On page 14 of the Declarations, under Use and Occupancy it states, “*the units shall be used exclusively for commercial purposes consistent with the provisions of Lane County Rural Commercial Zone*”. I just happen to have a copy of that code, it is 16.291 Rural Commercial Zone. It is 16 pages of code, not fun to read. But what I get from it is there is a list of permitted uses... (He writes further)...the only allowable use of a single family living quarter is for a caretaker in conjunction with an existing commercial use. Best answer is that there are limitations so all are advised to review the noted zoning regs and interpret them individually.

6) **Sheila of Cascade Roofing** sent out a notice that “weather permitting” they will be cleaning roof and gutters December 6 & 7. Her email notes the service includes:

- Clean the roof/gutters of debris
- remove any spotty moss
- Spray the eco-friendly roof cleansing solution

- Visually check the flashing, vents, and downspouts, do minor touch up if needed, and report any issues found

Sheila can be reached at 541-343-8838 should you have yet to receive information about your cabin or if would like to be added to the list.

As we head into the Holiday season and on behalf of our entire board, we send our best to you and your family for continued health and happiness, both now and in the new year to come.

From the shores of the sparkling waters of the McKenzie remember to be brilliant too!
It looks good on us all.

Ted Gillette
President