

Jackson Oaks Neighborhood Association Important Update July 2022

Jackson Oaks Neighbors,

After evaluating landscape proposals for the JONA common landscaping, we are happy to announce a new partnership with Pacific Roots Landscaping. The great news is that we hired a reputable provider and did not incur a price increase. The Owner Greg Tumen immediately got to work on water management and repairs. With his help our water bill for May was 29% less than the previous year. We are hoping that these savings may be realized moving forward.

Some Members are concerned that the Board is not operating in strict compliance with the Administrative Guidelines. We are navigating HOA procedures while focusing our attention directly at the areas which need immediate attention. These have included:

- Creating a dedicated website
- Reducing landscaping costs
- Involving the City of Central Point in our efforts
- Reducing water usage
- Creating a planful approach to the tree root issues
- Ensuring adequate fiscal oversight
- Responding to concerns and modification requests

We all have limited time to volunteer to the neighborhood but I expect an eventual adoption of all HOA guidelines in the future.

The City of Central Point is a "Tree City USA". Our understanding is that the trees in the development can be replaced if they are shown to be a "nuisance", but trees cannot be removed. The Board has worked with the City of Central Point to identify priority trees in need of replacement. Based on our finding we plan on replacing 13 trees in November at an estimated cost of \$13,000 (less if possible). Our next priority will be improving irrigation systems to conserve water and addressing the tree irrigation that is below grade so tree roots grow downward verses along the surface.

The new budget will be posted on jonatwincreeks.com by July 1st 2022. We all currently pay \$125 per quarter, \$41.67 per month in HOA dues. After lengthy analysis and consideration, we believe it is necessary to increase this rate to \$150 per quarter, \$50 per month in HOA dues effective October 2022. This new rate should allow us to address the tree issues in 2022, plan on irrigation upgrades to save water in 2023, and keep up with inflationary impacts through 2024. As Board Members we will be paying for these increases as well. We carefully researched options and trends before coming to this conclusion.

Lastly, I want to mention some discontent in the neighborhood. There have been issues with unlicensed drivers, motorcycle racing, and other street related disturbances. The HOA does not regulate activity in the street which is public domain. We do however want to encourage everyone to be sensitive to their neighbors, obey the law, and practice safety in our community. We have all chosen to live in the HOA for the curb appeal, safety, friendliness, and high property values. I hope all of you will join me in doing your best to support these ideals.

Thank you for your support and don't forget all things HOA are at jonatwincreeks.com

Royce Chambers, Pam Edwards, Kaylea Jackson, Richard Simpson, Jason West