



**Bauer Crest Homeowners  
Association**

515 NW Saltzman Road, PMB 659  
Portland, OR 97229

**Dear Bauer Crest Homeowners,**

Enclosed for your consideration and action is a ballot with a proposal that your HOA Board considers vital to the future well-being of our Bauer Crest neighborhood and community.

The Bauer Crest By-Laws limit the Board to annual assessment increases of no more than 5% per year. The Board will be voting on an increase for 2020 to \$288 per household at the December 8th Board meeting. Unfortunately, we have been in the position of performing maintenance and common ground improvements based on the money available, rather than according to the work that needs to be done. Our annual assessments have fallen well below what is needed to keep our neighborhood in the fine condition you expect and deserve. The \$288 assessment for 2020 will allow us to keep up with inflation and maintenance levels would remain basically the same as 2019. We are therefore presenting to the homeowners a proposal for an increase to the annual assessment for your consideration and vote.

**If the proposal is approved the annual assessment will increase to \$480 for 2020.** This is not a one-time assessment but will establish a new level for the annual assessment continuing forward. When comparing our current annual assessment with other HOA's in the area, we are significantly lower, and the Board feels that it shows in that our neighborhood is not always the showcase we would like it to be. It is our intention to use these additional funds to significantly improve the condition of common grounds at Bauer Crest for 2020 and beyond. It will also allow us to have the funds necessary to hire a property manager to relieve volunteer Board members of the time-consuming jobs that they now undertake and the workload which would increase to manage the additional contractors that the increased revenue will allow us to hire.

The work we plan to have done with the additional funds may include some or all of the following (estimated cost in parentheses):

- Expansion of Landscaping Services, including more work behind the white fence (\$1k-2k)
- Contract with an Arborist to perform maintenance on mature trees on common grounds (\$3.5k)
- Major revisions to the flower bed plantings and sprinklers to improve the appearance. (\$2k)
- Removal of dead, failing, and intrusive trees on common property (\$600-700 per tree)
- Snow/ice removal services on 128<sup>th</sup> Terrace (\$800)
- Property management to reduce the workload on the Board members (\$9K-11K)

There will be a Board meeting on Sunday, December 8, 2019 at 6:30 PM in the meeting room upstairs at Market of Choice. We will have a question and answer period during that meeting to address your concerns regarding this proposal. You should also feel free to contact any Board member with your questions and comments, especially if you cannot make it to the Board meeting.

Your Bauer Crest HOA Board:

Bill McConnell, President  
Steve Marks, Treasurer

Frank Raimondi, Secretary  
Jennifer Nekl, Hospitality Director

**BALLOT**  
**For**  
**Vote By Written Ballot**  
**In Lieu of a Meeting**  
**Pursuant to ORS 94**

**Bauer Crest Homeowners Association**

Please return ballots by **December 15, 2019**

**Proposed Action:** That the Bauer Crest HOA increase the annual assessment from \$275 to \$480 beginning in 2020.

- YES**, I am in favor of increasing the annual assessment to \$480.
- NO**, I am not in favor of increasing the annual assessment to \$480.

IN ORDER TO PASS THE ABOVE PROPOSED ACTION, IT MUST RECEIVE A VOTE IN FAVOR BY AT LEAST 51% OF THE OWNERS OF BAUER CREST.

OWNER NAME (Print): \_\_\_\_\_

OWNER SIGNATURE: \_\_\_\_\_

OWNER ADDRESS: \_\_\_\_\_ Lot # \_\_\_\_\_

Please complete this Ballot and return it to:

Secretary, Bauer Crest HOA  
515 NW Saltzman Road, PMB 659  
Portland, OR 97229

OR

Scan your completed & signed ballot and email it to [secretary@bauercrest.net](mailto:secretary@bauercrest.net).

OR

Hand deliver your ballot to our Secretary, Frank Raimondi at 1701 NW 129<sup>th</sup> Place.

OR

Submit your vote by email to [secretary@bauercrest.net](mailto:secretary@bauercrest.net). Votes submitted in this manner must be from an email address that is listed for you in the Bauer Crest Directory or it will not be counted.

**PLEASE RETURN THIS BALLOT BY December 15, 2019. The voting period will remain open until a sufficient number of ballots have been received conclusively approving or disapproving of the proposed action, but not later than December 22, 2019.**