

September 2009

Dear Friends and Neighbors,

This letter is written to introduce your new Board of Directors, discuss what actions we have taken since being elected, our plans for the coming year including actions for enforcing the revised CC&R's you approved. Also you will find the minutes of the 2009 Annual Meeting as well as an updated roster of owners and phone numbers (as available).

The new members of the Board are:

Jim Clay – President 884-6170 clay_j@fortlewis.edu

John Wickman – Vice President - 884-7050

Richard Diedrich – Vice President - 884-4831 rgdied@yahoo.com

Carla Tanner- Treasurer – 884-7255 tanerwelding@yahoo.com

Mike Walcher- Secretary – 884-6058 walchmj@bp.com

In response to the overwhelming vote at the annual meeting, the Board spent approximately \$16,000 to have long-term asphalt patches installed in the lane. As the money we have available is limited, we had to focus on the worst areas. More will need to be done next summer. Gravel will be spread this fall to minimize the shoulders breaking down.

A volunteer work crew will be reinstalling bolts/screws to the runners on the bridge deck. There is no plan to replace the runners this year. However, the Board's experiment to use a Trex type wood composite board seems to be working well. Within the next couple of years the Board will need to decide if we should use only Trex composite boards. We hope to paint the railings and add new reflectors.

This fall we will be working on a long term plan for the pond (see the Annual Meeting minutes) and on the emergency exit right of way.

With the ratification and recording of our Fourth Amended Covenants, Conditions and Restrictions of Pine River Ranches Subdivision #2, CC&R's, the Board plans to be proactive in enforcing covenants that we have all agreed to live by. They have been passed to enhance the quality of life for us all. The Board encourages all lot owners to review the current CC&R's, By-Laws, and Policies and Procedures. They can be found in the Subdivision Governance section of <http://pineriverranchesloa.com/>. There are 27 covenants. Covenants 16 through 19 are as follows:

16. No rubbish, trash, or unsightly material shall be maintained on the property.

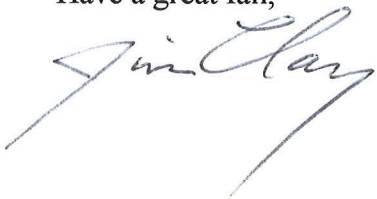
17. No unused or inoperative vehicles, equipment or machinery shall be kept or stored on any lot except in a closed garage or building.

18. No commercial activity which is in violation of zoning laws... shall be conducted on any lot.

19 Prior to installing improvements above the surface of the ground ..., each owner shall submit plansto a Design Committee (Board of Directors) for approval.

Please review these and the other CC&R's to insure your lot(s) are in compliance. The Board intends to grant all lot owners 60 days to bring their lots into compliance.

Have a great fall,



*P.S. We are taking donations for the Fish Fund. Make your checks to PRRLOA & mail it to P.O. Box 602, Bayfield OR give it to me. Thanks
P.P.S. we already have 300 ☺*