



Oak Hills Homeowners Association  
▪ Compliance Committee

DATE:

Dear Homeowner,

I am writing to you in my position as the Director on the Oak Hills Homeowners Association (OHHA) Board charged with Internal Affairs and Compliance. While OHHA offers many advantages that we all enjoy, living in a community governed by our Amended Declaration of Restrictions (CC&Rs) imposes some restrictions on us that might not exist in other neighborhoods. As residents of Oak Hills, we must all be considerate of our neighbors, ensuring that we do not infringe on their right to peaceful enjoyment of Oak Hills.

One or more issues have been noted on your property. The back side of this letter contains a courtesy checklist with more information. Please review it.

The OHHA Board of Directors encourages you to take prompt and appropriate action to prevent further concern. Failure to deal with the violation(s) within **14 days** will result in additional notices which may include fines.

We recognize that complaints about disturbing activities or situations may be based on subjective perceptions. Sometimes there are special circumstances which are contributing to the situation. If this is the case, I invite you to contact me for a discussion.

Thank you for your attention to this letter. Feel free to contact me if there are any special circumstances the Committee or the Board of Directors should know about or if you would like to talk about this letter.

Sincerely,

Terri Danowski  
[tdanohha@gmail.com](mailto:tdanohha@gmail.com)

## COMPLIANCE COURTESY CHECKLIST

Date: \_\_\_\_\_

Property Address: \_\_\_\_\_

The complete Amended Declaration of Restrictions is available at the Oak Hills website, [oak-hills.net](http://oak-hills.net). Below is a summary of the articles most frequently referenced when addressing community standards.

Article III(a) "Commercial activities that are both evident and objectionable are not permitted."

Article VIII(c) "...Property shall be maintained in a reasonably presentable condition so as not to detract from the value of adjacent parcels...."

Article III(g) "No lot...shall be used...as a dumping ground or waste storage area.

Article V(d) "No trailer, camper, pickup coach, mobile home, boat, other recreational vehicle, or truck (except pickup) shall be parked on Residential or Association property ... except for loading and unloading."

Article V(f) "Abandoned, disabled or unlicensed vehicle shall be parked...only within enclosed garages. They may not be parked...on other Residential or Association Property or on any street within Oak Hills for any purpose at any time."

It has come to the attention of the Compliance Committee that violations may exist at your lot or home. The specific violations(s) are indicated below:

- Weeds dominating landscape appearance and/or long, unmown grass
- Fences, sheds or other landscape structures in disrepair \_\_\_\_\_
- Dead trees and dead or dangerous branches including overgrown landscaping that impedes sidewalk access must be removed and/or pruned. This includes trimming to ensure sight lines per Washington County Code: plant material less than 3' high or greater than 10' high within 20' of street intersection. \_\_\_\_\_
- Trailers/boat/ RVs in front of home (except when loading or unloading). Description or license number: \_\_\_\_\_
- Non-licensed or inoperable vehicles in street or driveway  
\_\_\_\_\_
- Rubbish, tarps, pallets, empty containers, garbage bins, and other debris or clutter visible in front/side of home
- Peeling paint, heavy mildew, moss or graffiti on siding or roof
- Holiday decorations, visible from street, more than 3 weeks after the holiday.
- Commercial activities
- Other \_\_\_\_\_