

CHARBONNEAU GREEN HOA ARCHITECTURE/LANDSCAPE SUMMARY

2024 & 2025 YEAR-TO-DATE UPDATE

FINANCIAL COMMENTS

All budgets, forecasts, and actual expenses are moving targets

Landscape Accounts (Contract, Irrigation, Improvements, CWC):

2024 Budget = \$59,870, Actual = \$57,549 --- CWC Budget = \$7,607, Actual = \$9,969

Irrigation Water – unpredictable, CWC = \$1.85/unit (unit = 748 gallons),

City Water = \$4.23/unit, HOA bill for August 2024 = \$2,138 (775,676 gallons!)

Watering Schedule: Sun/Tue/Thurs in the night, Sat during day – comments?

Reserve Account: 12/31/24 Balance = \$239,217, plan = \$177,047; 2025 Contribution = \$56,532

2025 Expenses: Paint/Fences = \$206,700, Trees = \$9,656, Pool Heater = \$5,000

Pool Pump = \$1,670, Hugo Lopez Projects = \$6,945, Barkchips Project = \$20,000

Summary for 2025: Expenses = \$252,893, Total Available = \$295,749

Buffer = \$42,856, Reserve Plans calls for 2025 ending = \$35,148

Chasing the April 2024 rock/groundcover/barkchips survey

HOA is getting a professional opinion for suggestions going forward

Note that all current rock projects (20+) are coming from barkchips “slush fund”- 35 vs 40 units

ARCHITECTURE COMMENTS

Statement of Responsibilities of HOA versus Homeowners

Approvals for new roofs, garage doors, and driveway pavers, remodel in sight of neighbors

Resolved compliance issue regarding patio cover

Sealed and striped parking areas in 2024 (\$5,704) – included Del Monte Drive mailbox path

Paint Project has taken priority over other projects – will have pool house stock

LANDSCAPE COMMENTS

COMMITTEE STATEMENT

Not decision maker, more of a gatekeeper of decisions and policies and overseer of the budgets

Goal is to keep projects moving and wrap things up

Homeowner assistance from HOA: No turndowns, committee will review any request that makes sense, annuals vs evergreen or perennials?

Committee welcome new people and new ideas – landscaping is number one annual expense

COMMITTEE COMMENTS

Overall appearance today: pool area (palm trees, plants, arborvitae), rock trim, colored flowers at entrances, lawn etc.

2025 Contract is \$4,155/month, +3% vs 2024 (lawns, trimming, weeds, fertilize, etc.), \$49,860/yr
“Shopped” another landscaper - \$120K+/yr

COMMITTEE COMMENTS (Continued)

Hugo Lopez – our “go to” guy, reliable and price is right, has a “good eye” for finish work but has been busy, we always have a list of projects for him - “The Contractor Issue”

Sprinkler issues: new Pressure Regulated Sprinklers (valves and heads) - saves water and will become the law (heads were about \$1, will be \$3-\$15, we have over 1,100 heads, can't mix new and old heads) – in May HOA has been billed \$1,415 for irrigation.

Look around your area – flooding, dead plants, etc.

Trees – removals, stumps, Japanese Maples, rhodies – Larry Walker?

Projects in progress:

- French drain at Frey house (getting bid, \$400 plus labor)
- Farah/Bates area improvement (Sierra NW bid for \$1,075)
- Groundcover (Vinca) test project at Chapman house (\$1,100)
- Groundcover test (Pachysandria Terminalis) at Osborn house (\$825)
- Trim out Carmel Circle circle perimeter with rock (getting bid)
- Trim out Cypress Point circle perimeter with rock and rock path to bench (getting bid)
- Improvements to area where trees were removed from Farah/Bates area, place plants, rocks, etc. (getting bid)
- Soil for Wolfe, Dobson, and Batte residences
- Bippes and Chapman projects
- Rework areas where Sierra Northwest plants spring/fall colored flowers to eliminate soil erosion
- Japanese Maples maintenance. Larry Walker will finalize. Bid was \$1,674 for 22 trees. (Good News Tree Service)
- Rhododendron trimming. Larry Walker will finalize. Bid was \$25 per plant, 142 in HOA X \$25 = \$3,550. (Hugo Lopez to do work, would coordinate with each homeowner)

HOA has flags to mark sprinkler heads, landscape paint for marking areas, yellow tape for marking trees/bushes and herbicide to kill unwanted/problem plants

GENERAL COMMENTS/FOOD FOR THOUGHT

In 2024, eight homes were sold – more than in any of the last ten years combined! Home (1,266 sq ft) on Carmel Circle went pending on May 15th at \$539,000

Standing water in streets – we have no storm drains! City of Wilsonville is reviewing sewer and stormwater rates. No increase since 2014/2015. Consultant says they need to increase rates by 27.5% over next four years and then annual increases of 3.5%

Charbonneau Green HOA dues = \$251/month (pool, landscaping, paint, etc.)

Compare:	CCC = \$119/month	Lauvonne = \$276/month
	CHOA = \$336/month	Edgewater = \$339/month
	Lakeside = \$325/month	Fairway Estates = \$339/month
	Arbor Lakes = \$447/month	Fountain Lakes = \$415/month
	Fairway Village = \$525/month	

CHARBONNEAU COUNTRY CLUB BOARD MEETING COMMENTS?

Annual Meeting tonight, 6:30 pm at the Clubhouse

Sport Center now Has 500+ members (tennis and pickleball)

Lux Sucre is getting cover over outside patio (two months late due to city permitting)

Security – two car prowls reported – both cars were left unlocked and had goods visible

Rest rooms along golf course are being remodeled, murals will be gone, cost is shared by CCC and Golf Club as non-golfers are allowed to use them

Golf Club has 48 new golf carts (leased) and new car barn, 68,000 rounds of golf sold in 2024 compared to 35,000 prior to pandemic, club is financially doing very well and requires no CCC dues support, professionally managed now

Walking/Bike Path along French Prairie Road has gone to city review

Oregon Legislature adjourns in June and has granted no money towards Boone Bridge replacement, not even the design phase has been completed