



Welcome your new Team

Meet your new team...



Jack Walter has a BS in Nuclear Engineering Technology, and AA in Marine Engineering as well as a BS in Business Administration. He and his family are local to Corvallis. We are very fortunate to have him as the new Manager of Knoll Terrace. He comes to us with a strong project management and facilities background. Jack is retired Navy where he worked on nuclear submarines, operated a power plant and was a Ship Superintendent. He grew up in a mobile home park in the Midwest. He is well rounded, thoughtful and exactly what we have needed to address the issues ownership has been pushing for completion during the past several years with limited success. Jack has a very practical and methodical approach to getting big projects done. Hopefully you have noticed the activity around the park and are also experiencing the benefits of all of the team's hard work.

Cameron Brandt is fresh out of BYU, Rexburg with his AA in mechanical engineering. He is hardworking, smart, creative, calm and levelheaded. You will see him over the next couple of weeks working on the street lights and other exterior projects.

Laurie Morgan has enjoyed being here through the management transition. We have a few people in mind for the office, but are looking for just the right person to fill this job. We will keep you informed when we fill the position. You are going to have to tolerate Laurie for a while longer before she can be sent home to Seattle.



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Welcome new neighbors!

- Jenna Feldman & Paul Goll
- Curtis & Diana Smith



Summer Preventative Maintenance Checklist

- **Plumbing:** Check around/under toilet, tub, sinks, dishwasher, washer for water stains, soft wood and other signs of water leaks. Check outdoor drain for leaks or sounds of running water. Check shower seals and proper closure.
- **Filters:** Replace furnace and air conditioner filters.
- **Interior/exterior paint:** check for cracking or chipping
- **Crawl Space:** check for moisture or pests
- **Seals & Weather Stripping:** Check doors, windows & Skylights to prevent water damage.
- **Roofing:** Check shingles & overhang
- **Wiring & Cords:** Repair/replace exposed or frayed electrical wires or cords
- **Windows & Screens:** Clean windows & screens. Inspect for cracks or tears
- **Smoke & Carbon Monoxide Detector:** Test and replace batteries
- **Maintain Lot:** Remove weeds, mow grass, trim foliage & trees, no stored items outside except patio furniture and a BBQ, area swept clean.
- **Gutters:** Inspect for debris and leaks, remove debris from downspouts and gutters, repair if necessary.

Always ask yourself, “would I want to live next to me?” Respect for those around you helps to build a strong community. You can show respect by keeping your home site clean and animals quiet and contained.

Clubhouse

While C-19 has closed the clubhouse the elves have been busy repairing and servicing exercise equipment, fixing the basketball hoop and re-covering the pool table (new pool cues, too!). We are monitoring the progression of Covid-19 and look forward to issuing new entrance codes to the residents that have signed the new Fitness Agreements. Please remember to never share your entrance codes with anyone and minors are not allowed in the fitness area unsupervised

Meet and Greet: We are looking forward to a time when we can get together as a group to answer questions and get to know everyone better.

Asphaltic Repair, Trees & Lollipop Lights



Asphalt: Many have noticed all of the white marks on the asphalt representing possible repair locations identified during tours with the asphalt company consultant. We are targeting surface repair as well as storm damage control. Work will be starting soon and we will notify impacted areas as work begins. Our goal is to minimize transportation frustrations for all—watch for detour signage when work begins.

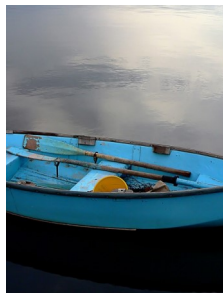
Trees: Knoll Terrace is very fortunate to have many mature, healthy trees throughout the park. We appreciate that most residents strive to take good care of the trees that shade their homes. We hired a certified arborist to inspect all of the trees in the park and assess their well being. The trees identified as hazardous will need to be addressed either by pruning or removal. You will notice a lot of tree work happening in the park over the next several weeks. Specifically at spaces: 9, 12, 18, 19, 22, 24, 32, 40, 46, 74, 105, 117, 156, 176, 177, 180, 189, 193, 194, 211, & 214. We are only cutting down the trees that are unhealthy or hazardous. You are responsible for the trees on your lot. If you need assistance, please come see us in the office.

Exterior Lights: You will see Cameron out in the community working on the “Lollipop” lights. He will need to access your pedestal to turn off electricity to the light while he works. We hope to have most, if not all, of the burnt out lights operational before autumn.



Sunset from behind the clubhouse

Mending Fences, Storage, Making Room



RV LOT: A few items in the Storage area do not have an identified human owner. If you have any property in the vehicle storage area please come to the office and fill out a Storage Agreement. **ANY** non-identified items **will be removed** starting August 15 (this serves as our **final notice**. Say Hello or say Goodbye...

Abandoned homes: Seven abandoned homes will be removed starting August 6. There will likely be some disruption (street obstruction, noise, dust, large vehicles and large dumpsters for home removal debris). First phase homes (43, 45 & 130) will be closely followed by phase two (103 & 214) and phase three (152 & 201). Please watch for information updates, traffic detours and **DO NOT** go onto the empty lots (live utilities). Your patience and understanding during this urban renewal effort is greatly appreciated.

Good Fences: The very old cedar fence along the southern border is being replaced and this re-construction near homes 3, 4, 10, 11 and eastward (to space 16) began mid-July. Recreating a new and attractive property partition will improve our KTM community look and feel—for all to appreciate and enjoy. Please respect our neighbor while the fence is down and stay on the Knoll Terrace property.

Republic Services

Curbside Containers: Each home-site pays for ONE 35 gallon **Waste** container and ONE 65 gallon **Recycle** container, weekly service, with monthly rent. In our audit of charges vs onsite containers, we have noted that some homes have TWO Waste containers and are putting out “extra” bags or boxes which incur a **\$7.23 per item** charge on the bill. The charge for the “extra” can and for the “extra” bags and boxes will be billed back to the resident starting in August. Larger, 65gallon, waste cans may be available, please contact the office to request pricing. As always, we are not profiting from garbage pick-up. All charges are simply a pass through expense from Republic.

Dumpster: We have changed procedures for the control and use of the dumpster. You will see a sign posted near the dumpster highlighting what is not allowed to be disposed of. Access is limited and requires pre-approval. The landfill north of Adair Village is open for all persons to properly dispose of large items. Unfortunately, some people have been leaving waste outside (in front of) the dumpster fence. This is disrespectful of our team and to the families that live on Meadow Lark—and is simply NOT acceptable (subject to monetary penalty). Please be a good neighbor.

Glass Recycle pick up is the 4th Monday of every month.

Sewer Maintenance

Please do not flush rags or biodegradable cleaning cloths down the toilet. "Flushable wipes" are meant to breakdown over time and do not pass easily through our pumps. These items have caused significant damage and have lead to the expensive repair and replacement of pumps.

Inoperable Vehicles:

Rules & Regs VII(F) "All Vehicles must have a current license and registration, and be in running condition. Inoperative vehicles shall not be stored within the community.

Inoperable vehicles may be towed at the owner's expense."

Please remove any inoperable vehicle from your home site. If you need storage for the vehicle, come see me in the office.

Pets:

You love your pet, but your neighbor may not be sharing the love. Please clean up after your pets and don't let them "do their business" in someone else's garden.

Pets should not be left unattended and allowed to bark constantly.

Water in the Works

The Well House has been the center of activity since May: we have added two new 5,000 gallon holding tanks for added capacity, refurbished two water softeners/filters, installed new flush valves and flushed water lines (Blue Heron & Canvasback), and repaired quite a few leaks in the park.

Even though we are just "getting started", many residents have commented on the dramatic results. Before Fall we intend to have flushed all water supply main lines; cleaned, inspected and re-sealed the main holding tank; and replaced the main water line between the Well House and the park.

The **BIGGER** news is that we are drilling a test well in August to explore the possibility of drawing water from a deeper aquifer. This work may require water shut offs, we will continue to do our best to notify all impacted residents in advance (please make sure we have your up-to-date phone number, text and email contact info).



Please keep our team informed about what you are experiencing in the park. If you notice leaking water, air in the lines, or discoloration please let us know. We can only address what we are aware of, so please don't keep any secrets! Stay alert for broadcast messages

Contact information:

Since I have been in the office, I have "discovered" quite a few people living in the park that were not registered with the office. The community rules (and Oregon statutes) allow someone to "visit" for a total of 14 days in a year's time. Anyone living/staying/visiting longer than a 14-day period is required to be approved. If you have any questions...or need to pick up an application. Please contact the office. I am attaching a form to simplify updating your information. Please return the form (if you haven't already) to make sure all of the information I have on file is accurate.

