



SUNNY HILL

Homeowners Association

Fall 2023 Newsletter



Taken by Finn, 14

Welcome New Neighbors!

Dave Baker

Andrea and Jason

Keely and George Gvakharia

Jenny Myers and Will Marshall

Your New HOA Board Has Been Busy!

- approved 14 neighbor requests for changes to fencing, siding, paint, gutters, solar panels, driveways, and tree removal;
- requested bids for landscaping our common grounds and to assure you are getting the most for your dues;
- repaired a water leak at the Stafford Rd. entrance and approved an additional sprinkler to the island on Livingood Ln.
- alerted neighbors of infractions to the CC&R's;
- provided HOA documents to five new homeowners

Reminders

- The process for requesting changes to the outside of your home is on our website. Per the HOA governing documents, you must have permission to make changes to paint color, fencing, siding, sidewalks, gutters, solar panels, and all other exterior features.
- Our neighborhood streets are narrow, curvy, and hilly, so parking on our streets is discouraged. Please use your driveway and ask guests to park on one side of the street only. Emergency vehicles and trash collectors have difficulty navigating our narrow streets.
- Houses in our neighborhood may be used as residences only, not exclusively as an office. That being said, you may, of course, have an office in your home, but it must also be your residence.
- No animals, including livestock and poultry of any kind, may be raised, bred, or kept on any lot.
- No structure other than one detached single family home may be built on any lot.

Where Did Our Street Names Come From?

Clara Livengood who lived on Sunny Hill Farm.

Sunny Hill Farm was settled by Joseph Carper and Mary Anne Ferrin Davidson in 1859. Originally called Mountain View, they built the farm house that still stands on Sunny Hill Dr. In 1890, they sold part of the property to their son, whose wife was Clara Livengood, pronounced Li-vengood, with a long 'i'.

When part of the farm was sold to develop our neighborhood in the 1970's, the family was given permission to select street names for the new neighborhood, and Clara Court and Livengood Lane were chosen.

However, not long after the development of the neighborhood, a member of the family discovered 'Livengood' had been misspelled as 'Livingood' and asked the city, post office, and homeowners if the spelling could be corrected. At that point, it would have been difficult to change the street signs maps, etc. Since the homeowners enjoyed living on Livingood Lane, the spelling stuck.

A descendent of the original family still lives in the house on Sunny Hill Farm.

Sunny Hill HOA
P.O. Box 927
Lake Oswego, OR 97034

**DUES
NOTICE
INSIDE!**

Does Your Neighborhood Matter to YOU?

We are encouraging you to attend the annual HOA meeting this coming February for several reasons. First, it provides an opportunity to stay informed about projects, budget items, and rule changes to ensure that you have a say in decisions that directly affect you and your neighborhood. Second, it fosters a sense of community among residents, allowing you to connect with your neighbors, voice concerns, and collaborate on ideas that enhance the quality of life in your community. And finally, participating in meetings demonstrates your commitment to the well-being of your neighborhood and allows you to play an active role in shaping your living environment.

Palisades Neighborhood Association

Sunny Hill HOA is a neighborhood within the Palisades Neighborhood Association (PNA), which makes us automatically members of the PNA. They are an active group and have a monthly newsletter that you can sign up for at www.palisadesneighborhood.org. We also have a link on our website.



National Night Out at the Lirons' house, August 1st



Taken by Finn, 14



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Help Wanted

We are looking for three people to serve as our Architectural and Landscape Committee. The committee would be approving requests for changes to all properties. Please email us if you are interested @ sunnyhillhoa.lo@gmail.com



We Have an Attorney!

We are thrilled to announce that the Sunny Hill HOA Board has successfully found legal representation with Kathleen Profitt of Profitt Law PC. Kathleen has years of HOA experience and will provide expert guidance in legal matters with our community's best interest in mind.

CC&R's

When Sunny Hill HOA was established in the late 1970's, the governing documents were written, reflecting laws and traditions of the time. There have been several amendments since that time, but none newer than 1986.

To incorporate new governmental restrictions, changes in technology, and safety guidelines, your HOA Board has begun to update and modernize the CC&R's, By Laws, and Amendments. When the changes are complete, an attorney will review them to confirm compliance. Then they will be presented to homeowners for review. To be adopted, they must be approved by 75% of the property owners. Once registered with the state, they will become our new governing documents.

Neighbor Input Needed

Many of us have noticed an increase in traffic violations in our neighborhood. Lake Oswego Police will be setting up patrols in our area to watch for speeders and stop sign runners. They would like input from us about time of day, what day, and location that we have observed problems. You can report tips to us at sunnyhillhoa.lo@gmail.com

Liability Insurance: Got to Have it- Hope You Never Need it

Liability Insurance is necessary for an HOA to protect its members and the community it serves. It safeguards against potential legal claims and financial burdens arising from accidents, injuries, or property damage within the community's common areas. But this peace of mind can be expensive....and that's why the Sunny Hill HOA Board did a little shopping around to see if the same coverage we've had for years could be found for a less expensive price. We are now covered by American Family Insurance and will see an annual savings of \$400.