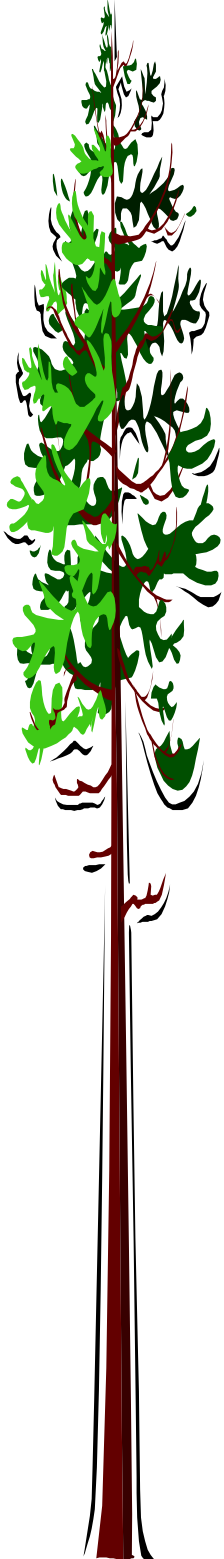


Gilchrist Owners Association

Spring 2012 Newsletter

Volume 1, Issue 1

Spring 2012



Gilchrist Owners Association

Welcome Summer

Devin Harris, Board President

Hello Gilchrist Home Owners.

I want to congratulate you for how great the town looks. I believe we have a fine small town atmosphere.

The GOA Board would just like to encourage you to keep up the good work.

If you have ideas on how we can increase the beauty & property value of our town then please write us a letter so we can discuss your ideas at our next board meeting.

Thank you,
Devin Harris

Klamath County Solid Waste Memo

Once again Klamath County is providing the opportunity for residents to haul their *pine needles, leaves, branches, and pine cones* to the Crescent and Chemult Landfills for free.

No Household garbage allowed

No Commercial Dumping of Stumps

June 9, & September 22, 2012

**For your convenience,
you can use the following
email address to
contact the Owners
Association....**

gilchristhomeowners@gmail.com

Posted Speed Limit

The weather is improving, it's staying light longer into the evenings, people are becoming active and more children will be playing in the streets. Slow down – posted speed limit is 20 mph.

Watch for pedestrians, especially at dusk.

Committee Report

Spotlight on the *Architectural Review Committee*

One source of strength of the Gilchrist Owner's Association lies in the active involvement and participation of its residents on Association committees. The Association's Board values the time, effort, and many contributions of all volunteers. The Board could not perform its duties nearly as well without the active support and work of the committees consisting of volunteers.

What are the duties of this committee?

The ARC oversees outside improvements to the residential areas in town. The committee reports to the Board of Directors. The committee is required to have a quorum vote for each application. The committee will strive to reach a decision within two weeks of receipt of application. All application are to be mailed to the Association address at P.O. Box 862, Gilchrist, Or 97737.

The main items the ARC committee oversees, is decks, fences, additions, new construction, sheds, and porches. Items like shutters, maintaining fences and garage doors, repairing existing porches, stoops or walkways and landscape design are not items that generally need review as long as they follow the original foot print and basic design of existing items. If you have any doubts or questions please contact the ARC for their evaluation.

Current Committee Members are:

Kent Oakley
Lorrie Long
R.D. Buell

Jody Herndon
Mary Dutcher

ARC GUIDELINES

- When submitting a proposal to the ARC, the following issues should be considered and addressed by applicant:
 - How does the change affect neighbors view?
 - How will be color and material conform to the owners' home and the rest of the homes around it?
 - Does the change affect the solar access of anyone?
 - Does the siting conform with County setbacks?

Suitable structural style and design and material and colors:

- Siding on houses should be horizontal lap siding with a finished look similar to the existing homes.
- Roofing material should be metal roofing similar to roofing on existing homes.
- Roofing and re-roofing of outbuildings should be metal roofing of matching color to the house to which it belongs.
- Siding of outbuildings should be of a color matching the house to which it belongs.
- "Off-site" built homes shall not be moved onto any of the residential lots in Gilchrist Townsite.
- Style and design of the home should conform to the existing homes and is subject to ARC review and approval.

Fencing

- Back yard fences not to exceed 6 ft. in height. Not forward of rear corner of house closest to fence.
- Front yard fences not to exceed 4 ft. in height, not in street right-of-ways.
- Fence material: Wood or vinyl is recommended. "Cyclone" style permitted, most other wire fencing not allowed All fences are subject to approval of ARC.

Lighting

- Exterior lighting is subject to ARC approval. Indirect lighting is preferred. Must not be potentially offensive or obnoxious to other Homeowners.
- New construction, additions and any exterior alteration to the property shall be submitted for review by ARC. Concept plans and final plans are to be reviewed and a decision of approval or disapproval is to be rendered by the ARC. Plans should include a scale plot map of the parcel and all existing and planned structures, trees and proposed additions or alterations. Measurements from corners and property lines, as well as distance between structures should be noted. Property corners near said alterations or additions shall be flagged by owner prior to submitting application to the ARC.

Special Notices

Fire season closures are in effect. No debris burning or burn barrel use allowed.

If you would like to receive notices about community meetings, fire restrictions, special weather statements, etc through email please send your request to the homeowners email account.

The Homeowner Board is checking into having a web site. As homeowners do you see that as being beneficial to you? Please let us know.



Gilchrist Owners Association
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