

August 9, 2024

TO: Creekside Homeowners

FROM: Creekside Estates Homeowners Association Board of Directors

RE: Development of Lots along Creekside Drive in Block 700-800, PUD-SUB-PAR-UGA-ADJ24-01

Greetings!

Things have been moving rather quickly over the last few weeks as it relates to the above proposed addition to Creekside Estates. Following the public hearing on August 6th that was conducted by the City of Salem, it is appropriate that everyone is brought up to date and we believe some background will help everyone know where we came from and where we are today. There is a lot of work yet to be done but it appears we have a good understanding with the developer, Don Lulay of Don Lulay Homes, Inc.

When we were first given a heads up that something was being proposed, contact was made with the City of Salem staff to see if we could get more information, since so much was lacking; and if we could get a sit-down meeting with those involved. We were advised that since public notice had not been filed, that no, we could not get more information, and no, a meeting could not be arranged. Additionally, we were advised that no meeting could come together until after the public hearing.

The Board submitted a letter to the city outlying our concerns in response to the public hearing notice. In short order and before the public hearing, we received a response from the attorney for Creekside Golf Course, LLC, that included responses to our questions and concerns. Those responses were not necessarily what we wanted to hear. The President of the Board responded to the attorney for Creekside Golf Course to include a request for a meeting. We all knew so little it was difficult to know even the appropriate questions to ask as a good follow-up.

On Monday, August 5th, Margaret Gander-Vo, the attorney referred to above, sent an email to the Board President wanting to know if we could meet that day with the Developer, Mr. Lulay, at the building site or other location along with Margaret. We chose the building site and Audrey Konold, VP of the Board, attended a meeting with me, Tom Cowan, President.

Mr. Lulay laid out his vision of the project which was a big help. He was quick to let us know that he really wanted to be a good neighbor and that the integration of the duplexes into

Creekside Estates was a very high priority. We were able to discuss what integration means to us: the need to be subject to the ARC, to collect dues, to maintain roadways, and to address concerns as they arise, and he agreed to meet most of our concerns. And we agreed that there is a lot still to be done and it is best done together as builder and community members.

Mr. Lulay was willing to accommodate the HOA in many areas though not all. I could cover those in some detail, but it is best described in a letter to Bryce Bishop, Planner III, City of Salem from Margaret Y. Gander-Vo with Saafeld Griggs. That letter is attached for your review.

There is still a lot to do and issues to resolve as time passes. We have made great progress already by reaching some level of understanding concerning our issues. Communication is the key. A copy of this letter is being sent to Mr. Lulay and his counsel and they have been invited to our next board meeting on August 26, 2024. I believe he can best describe what is planned, how and when. Hopefully they he can attend.

The public hearing related to the proposed subdivision was held on August 6th and several homeowners who attended. Following the hearing, Audrey received some comments and concerns from those attending. Those issues included parking, landscaping down to Creekside Drive, traffic at the intersection of Creekside Drive, the new development and Golf Club Drive, and that we have a contact person to reach out to as the project proceeds. All are good points and need to be addressed.

Additionally, we have agreed in principle to work with the builder, developer, and attorney to develop the documents for this phase of Creekside along with the CC&Rs. By working together, we are most likely to get the results we can all live with and that will add The Villas addition comfortably into our community.

The timing hasn't been great. All Creekside Estates Board did not get the notice before the July board meeting. So, it became difficult to get input, and we needed to act as best we could. Additionally, with the shortened timeframe, we provided a response that seemed to reflect the priorities of the community, and the concerns expressed in the last board meeting. The same holds true for the hearing, we worked a diligently, and even then, we did not keep everyone in the loop and in a timely fashion.

In conclusion, the August 26th Board meeting will start at 5:15. Please come with questions and concerns. We will do our best to get answers.

Thank you.

Tom Cowan Jr., President

