

## **Orenco Gardens HOA Hearing**

07-18-06 7:00 pm

### **Board Member Roll Call**

Scott Richardson, President

Greg Pawson, Treasurer

Aysegul Jezewski, Secretary

### **Background**

This hearing was called following several complaints by a number of residents regarding excessive noise levels at 532 NE Caden Avenue (lot # 146). Following these complaints, two violation notices were sent to the lot owners about the excessive noise levels; however, the noise problem has continued. In accordance with the financial penalties resolution adopted by the Board during the March 2006 meeting (regarding chronic ARC violations: paragraph 2 and part 2), a violation notice was sent to the homeowner on July 7th 2006, inviting them to this hearing. According to the resolution, if the Board representatives find against the lot owners, they will be charged \$100 per occurrence for any further violations. The purpose and the only agenda item of this meeting was to listen to the complaining parties as well as the residents living in the above mentioned home.

### **Business**

The first order of business was to call on homeowners Juan Siquina and Joaquin Torres, who are the owners of 532 NE Caden Avenue. Neither of them were present at the meeting.

Owners of three other lots presented their testimony against the lot in question. The first lot owner (residing at lot # 401) testified that he has sent letters to NWCM in September 2005, May 2006 and July 2006 regarding the loud music coming from the home on this lot. He said that he can feel his house shake when the music is especially loud.

The second lot owner (residing at lot # 405) testified that they can hear the loud music even when their windows are closed, and the music continues after 10 pm. They have asked the owner of lot 146, on different occasions, to turn down the music. Although the residents at this lot turned the music down for a while, they turned it back up after half an hour.

The third lot owner (residing at lot # 404) testified that he has been hearing loud noises during the summer of 2005, and this year. The loud noises were almost a daily occurrence for a while. He has contacted the lot owners at 532 NE Caden Avenue on several occasions; however, he found them to be hostile against him.

After a brief discussion, the board members voted unanimously (3 ayes, 0 nays) and found against the violating lot owners; as a result, each subsequent occurrences of the violation will incur a \$100 fine.

Hearing was adjourned at 7:45pm.