

## Meadowridge at Timberhill HOA



### June 2026 Newsletter

#### *HOA Community Management*

Simple Swipe, the online dues payment app, has been purchased by another company which then raised the rates significantly. The Meadowridge HOA contract was terminated and Fleming Properties has contracted with PAYHOA, a payment platform with more diverse services. Fleming Properties will send out an email in early June to all Meadowridge owners explaining how to set up owner accounts and make the July dues payment.

Scott Schones, Treefix Tree Service, and Niles Brinto, Consulting Arborist, Fast Lane Forestry & Arbor Works LLC, accompanied Bill Buckley on an assessment of potential tree hazards in the HOA common areas. Specifically, the trees were ones that could pose a hazard to homes on private property. The report categorized potential hazards as: Minor, Moderate, Major, and Extreme. Since the trees noted in the report were either minor or moderate risk and none in the major or extreme risk, the board decided to monitor the trees for the next year.

Accessory Dwelling Units (ADUs) are allowed under the City of Corvallis Land Development Code (Chapter 4.9.40) and Oregon regulations (ORS 215.495). A Meadowridge owner is currently planning to construct an ADU on his lot and has approached the Board for permission and guidance. The Board has passed a Resolution to address the procedure for beginning ADU construction. This procedure will include: 1) ADU design must comply with City of Corvallis Building Codes; 2) Approval of ADU design by City of Corvallis before submission to the HOA ARC; 3) If the ADU is rented, a lease agreement must be supplied to the ARC; 4) Leases are restricted to be 30 days or longer.

#### *Welcome to new Meadowridge neighbors!*

Brooke and Amanda Knight, 3597 NW Goldfinch Pl.  
Burns Carrick and Katie Hatsushi, 2807 NW Silktassel Dr.

#### *Wildfire Risk Reduction*

Your HOA has arranged to begin cleaning up its green space to reduce wildfire risk this summer. The work will be done with an eye to maintaining as much as practical the green space aesthetic and wildlife habitat. You will soon notice Community Services Consortium (CSC) removing small trees, low branches and invasive, non-native plants

from our green spaces. CSC through a grant is providing labor and scheduled to begin in June or July. Meadowridge HOA can only reduce ladder fuels and noxious vegetation on its common green spaces not on private property. Your HOA is working to reduce the risk that a wildfire will destroy your home and harm your family. If you would like to be part of this important work, please email David Lerman at [djlerman3@yahoo.com](mailto:djlerman3@yahoo.com). You can harden your home to wildfire by contacting the following:

- Oregon State Fire Marshal Defensible Space:  
<https://www.oregon.gov/osfm/wildfire/pages/defensiblespace.aspx>  
From this page, click box “Defensible Space Assessment Sign-up”.
- Benton County Wildfire Protection Information:  
<https://cd.bentoncountyor.gov/wildfire-protection/fact-sheets-and-other-information/>
- Oregon State University Extension Fire Program:  
<https://extension.oregonstate.edu/forests/fire>