



I R O N H O R S E
Homeowners' Association

April 8, 2019

RE: Update from Annual Meeting

Dear IronHorse Owner:

At the November 2018 annual IronHorse HOA meeting, several items were discussed, and we wanted to provide a follow up on those items and others.

Architectural Review Committee (ARC) Update

It was brought to our attention that a row of houses on Piston Way in IronHorse had similar massing and colors. After review of the homes in question, we agree that the homes look too similar in both size and color. Our review process has since been changed to ensure that when a plan is submitted for approval, the plan is compared to homes on either side to ensure that the massing and color is different enough to ensure that the street scape has variety.

Outline Development Plan (ODP)/Master Plan/CC&R Amendment Update

We discussed at the annual meeting the idea of amending both the ODP/Master Plan and the CC&R's to accommodate the development of multi-family projects and stated that we would survey the community regarding both topics. We noted our desire to have a multi-family project located in front of the elementary school, which would require amending the ODP. We also discussed amending the CC&R's to decrease the dues burden on multi-family bare lots and constructed units, for both the dollar amount and timing on when dues start.

Upon further reflection and discussion with the Transitional Advisory Committee, we determined that there are processes already in place that will require input and support from IronHorse owners for these changes to go forward. Therefore, we decided not to proceed with a survey of owners on these types of changes, as was discussed in the annual meeting. Should IronHorse Development LLC move forward with an application to amend the ODP to allow a multi-family project in front of the elementary school, we would first notify the IronHorse community of our intentions. Amending the ODP requires a public process where owners can submit comments to the planning commission. Additionally, any amendments to the CC&R's require an affirmative vote of 75% of all owners. While we have no plans to do either at this time, we will keep you updated regarding both.

Wayfinder Update

At the annual meeting, we also discussed the idea of eliminating the Wayfinder median and stated that we would survey the community. Again, upon further reflection, various issues were identified with removing the median. The streets are owned by the City of Prineville and at this time there is no identified source of funding to accomplish such a significant change.

TEL 541-382-1662

FAX 541-385-3285

409 NW FRANKLIN AVE.

BEND, OR 97703

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Additionally, some owners like the landscaped look of the median. Aside from the association maintaining the landscaping, the concern we heard most about was the inability for large trucks, especially garbage trucks, to make the alley turn onto Wayfinder.

We believe there may be a simpler solution by expanding the east alley aprons on both alleys that access Wayfinder to allow large trucks to make the right-hand turn. We are exploring costs and other construction issues to determine if this solution makes sense. Enlarging the alley apron could be completed this summer.

Developer Owned Property

We are working to increase maintenance of developer owned property, especially near developed homes in IronHorse. Fencing has been added in some areas to allow more grazing. Mowing and weed eradication will take place in other areas and some areas may be farmed for hay. In general, we are attempting to reduce fire issues and maintain the property in good appearance.

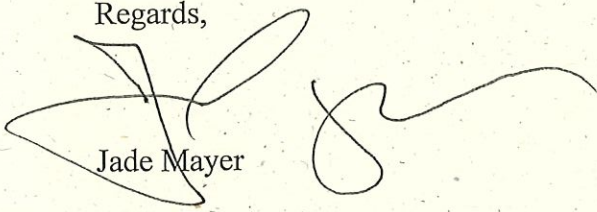
Crook County Fire Free Day – April 27, 2019

Crook County is sponsoring a Fire Free Day whereby the Crook County landfill will take yard debris for free. For more information from Project Wildfire on ways to reduce flammable fuels in your yards, eliminate yard debris, and for Fire Free dates & locations, please visit the following internet site:

<https://www.projectwildfire.org>

If you have questions or concerns regarding the topics included, or any other IronHorse neighborhood question, please contact me at 541-382-1662.

Regards,


Jade Mayer

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