

In preparation for the Annual Meeting on September 27<sup>th</sup>, 2009 it's important all Rim Member are knowledgeable on the issues concerning the Revised CC&R's. It will take a 55% vote of the members to pass this. This is the meeting you should not miss!

Your home and current lifestyle as you know it, depends on your vote. **YES...it's that important!**

## REASONS TO APPROVE THE REVISED CC&R'S



1. **Your** property values will increase because your neighbors will be required to maintain their properties.
2. **TIMBERLINE RIM** will remain a *beautiful, wooded, peaceful community*.
3. Volunteers, **at no cost to you**, will respond to your complaints and concerns regarding violations of the CC&R's.

## WHAT COULD HAPPEN IF THE REVISED CC&R'S AREN'T APPROVED

On 12-31-2010 the CC&R's will cease to exist without your vote. Here are some examples of what could happen without rules and regulations or the power to enforce them.

Myth Buster: YOUR DUES WILL **NOT** DECREASE if the CC&R's aren't extended.  
**Your Rec. Dues & Water Fees remain in place NO MATTER WHAT!**

1. Your neighbor can paint his home Pepto-Bismol pink and his garage mint green.
2. Your neighbor can keep several JUNKER CARS up on blocks in his driveway.
3. Your neighbor can clear cut his property because he doesn't like the leaves and pine needles.
4. Your neighbor's dog can bark non-stop at all hours and run loose on your property.
5. Your neighbor can keep pigs and chickens.
6. Your neighbor can operate a car repair shop out of his garage and driveway.
7. Your neighbor can erect a six foot chain link fence around his property.
8. Your neighbor can leave piles of smelly garbage next to your property until enough is accumulated to warrant making a dump run.
9. There would be no limit to the number of rental homes in the Rim. Currently we have 54 rentals and these numbers increase each year. This includes snowboard camp rentals.
10. A new neighbor can move an old single-wide mobile onto the vacant lot next to you.

For those who may be thinking "I already have a neighbor with a junk car or a barking dog next door... what differences will the revised CC&R's make in my case?"

**Here is the difference:** The revised CC&R's have been rewritten with more clarity so that violations may be more easily regulated. The new CC&R's provide more up-to-date regulations for situations that didn't exist thirty years ago.

**Here is a little FYI you may not be aware of:** During this 2008/09 year alone, more than 250 letters of violations & concerns have been written, some including fines. As a direct result of these letters, there **has been a great reduction in the above problems whether you realize it or not!** Just imagine what it would be like if there were **NO Restrictions** at all!

It's extremely important all Rim members realize that, if the CC&R's are NOT passed, the Rim office will not have the authority to assist you with your complaints. It will be your problem alone.



Further information on the revised CC&R's can be found on  
on [www.TimRim.com](http://www.TimRim.com) or by contacting the Rim office at 503-622-3748.

**Let's all join together and protect our beautiful environment!!**

Timberline Rim Recreation Club