

GRAPETREE



The History of Touchmark at Grapetree

The development of the Grapetree gated community began in 2006. Waterford, now Touchmark, designed the community as a Life Estate. The ten houses that were built by Eagle Mountain Homes reflected, to a lesser degree, the style of homes at the east end of Pinecrest Road, often referred to as the 'castle houses'.

Their styling and aesthetic appeal set the tone for Grapetree and have subsequently affected decisions made regarding materials and color palette choices for new homes. Several of the Grapetree structures were solid brick with pitched roofs and featured half timber detail in the gabled areas. The others continued the pitched roof/half timber styling but used brick less extensively. Architectural Design Guidelines were written by Touchmark to govern further home design, and policy required that complete sets of house plans, including landscape, be submitted to their Portland office to insure compliance with the Guidelines.

Because the sale of the initial homes and remaining lots did not progress as planned, the Life Estate arrangement was changed to fee simple and in 2012 lot sales increased. In spite of utilizing three different architects and contractors, the four houses built in 2013 reflected the integrity of design and appeal of the original homes. Lexington Homes, one of the four builders, was named the sole contractor for Grapetree in 2014. Sensitivity to the aesthetics of the community continue with the use of stone and rock veneers and subdued exterior colors for the spec homes they were building.

In December of 2015 Touchmark, eager to be free of gated community ownership and management, sold all but 11 upper lots to Lexington Homes and transferred management of the community to the residents. A Homeowners' Association (HOA) existed with full governance and management facilitated through Touchmark. In February, 2016, Touchmark transferred the HOA to the residents, volunteer directors were elected, and the transfer of operations began. Touchmark's transfer included their existing by-laws and Declaration of Covenants, Conditions, and Restrictions (CC&Rs). The 2016 and 2017 Grapetree Boards set out with priorities to revise the governance documents as well as establish budget, reserve fund, contract a management firm and services firms. The new contracts were put in place in April 2016, with NAI Black Property Management as the management firm.

In November 2018, a new management company was contracted, WEB Properties, Inc. In January 2020, 4 Degrees Real Estate replaced WEB for management services.

On May 1, 2021, 4 Degrees divested itself of its HOA management business, by transferring all of the HOAs it managed to Ponderosa Community Management. Contracts with PCM have been renewed through the end of 2023.

In 2017, separate Memorandums of Understandings (MOU) with Touchmark and Lexington Homes were signed. The agreements outlined an assessment schedule for both entities as well as future development criteria for the Upper Lots. The MOUs were incorporated into new CC&Rs. The Grapetree HOA approved the CC&Rs in August 2017 with unanimous voter participation. Using the CC&Rs as a foundation, the Board approved Rules & Regulations, which were revised on July 21, 2018. In September 2018 Lexington Homes, a company of DR Horton, operating as Appletree LLC, purchased the 11 upper lots from Touchmark. Infrastructure construction for the upper lots was completed in 2019. The Grapetree HOA ultimately takes ownership of that infrastructure at the appropriate time. For that reason, the HOA contracted with an independent engineering firm for periodic review during infrastructure construction. Upon completion of the pertinent construction in August 2019, the contract was terminated.

To maintain the style and aesthetic appeal of the original homes, five residents, including the developer, finalized the Architectural Design Guidelines/Exterior Color Policy for the exteriors and landscaping of new and existing homes. An approval process managed by the Architectural Review Committee is in place. The policy and process was approved by the Grapetree Board and distributed to all residents in April 2017 and updated in May 2018 and March 2019. The Architectural Design Guidelines are periodically updated.

Amended Articles of Incorporation and By-laws were approved unanimously by the membership on April 28, 2018.

In April 2020 Gordon Finch Homes purchased the Phase II lots from Appletree LLC and began constructing new homes. With the exception of a possible model home, all of the homes will be custom-built.

All documents can be found on the Grapetree website -
<http://www.grapetreehoa.com>

Vital to the financial well-being of the community is an evaluation of the community's infrastructure, including, gates, fences, streets, sidewalks, street lighting, sewer, water, pumps, and holding ponds, all privately owned by the Grapetree HOA. In 2017, a reserve study to assess the future maintenance requirements was completed, reserve fund goals set and an Infrastructure Committee established.

The reserve study was updated in 2020. There is an annual reserve study review by the Infrastructure Committee. A Design Review engineering update is completed as directed by the Infrastructure Committee and approved by the Board of Directors.

In August, 2019, the Board of Directors approved expansion of the directors from three to five members. At the Grapetree Homeowners' Association Annual Meeting on October 2, 2019, five directors were unanimously approved by the membership.

Sound business management of the Grapetree Homeowners' Association is critical to the residents' ultimate goal of safeguarding property values. Equally important is creating a welcoming place for its residents to live and play. A stroll in the neighborhood is common practice. A summer picnic and holiday event are just some of the gatherings that bring us together as a community. Grapetree is a special place to call home.

HOA Board of Directors 2022/2023

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