

WESTWOOD III HOMEOWNERS ASSOCIATION

c/o Sterling Management Group
977 Willagillespie Road
Eugene, OR 97401
www.westwoodiiihoa.org

INFORMATION FOR NEW HOMEOWNERS IN WESTWOOD III HOA

Insurance questions should be directed to:

Agent: Monica Smith
American Family Insurance
1717 Centennial Blvd. #5 Springfield, OR 97477
541-344-1037

Homeowners must carry \$300,000 public liability & property damage, with fire coverage, and name Westwood III as an additional insured.

Rentals may be allowed but must be approved by the board prior to renting.

The landscaping and sprinklers on the front of the units are maintained by the Association and the residents may plant annuals in the flower beds. Temporary seasonal decorations are allowed but must be reasonable. Please review our Exterior Policies for Decorations and Landscaping guidelines located on the Westwood III Homeowners website at www.westwoodiiihoa.org or by requesting the guidelines directly from Sterling Management Group at 541-684-8141.

Parking is not allowed in the yellow zones. Additional parking is available and some parking on the main street is allowed.

The backyard is the responsibility of the owner and may be landscaped and decorated in any manner that does not offend the neighbors.

Air-conditioners are only allowed on the back of the units. Window covers for the gap must be same color as siding or transparent.

Trash is paid for by the association and includes one container and one recycle bin. Additional trash is \$4.00 per bag and billed through the association. Trash pickup is currently scheduled for Friday mornings and cans can be put out on Thursday nights.

HOA maintains the paint, front landscaping, roof moss cleaning, exterior lights (not including bulbs) and gutter replacement. Replacement due to wear and tear of siding, roofs, doors, fences, cement, and exterior doors & windows is the responsibility of the owners.

No special assessments are anticipated at this time.

Monthly HOA dues are currently \$154.45 due on the 1st of every month.

For more information please contact – president@westwoodiiihoa.org