



DR. AND MRS. ONTKEAN  
3011 NW Lacamas Dr  
Camas WA 980607

18 JANUARY 2009

Dear Cindy and Mike,

I had a meeting last December with the City of Camas concerning the maintenance of the HOA common area behind your property. They asked me to send you this letter summing up the concensus from that meeting.

- 1 - Our requirement to meet the camas “open space requirements” can be met by erecting no permanent structures on the land.
- 2 - We have no specific requirement for maintaining their storm drain easement, but any concerns can be satisfied by running a lawn mower over the drain access manholes once/twice a year.
- 3 - We may mow and trim grass and remove underbrush as we see fit. We may use chemical spray to control berry bushes. All trees that measure 3 inches in diameter at chest height must be retained. All other shrubs may be removed at our descretion. We agree not to clog the small drainage ditch with refuse from our trimming.

The board adds two further comments. To ensure our commitments to the HOA and the city, the board needs to restate our ownership of the HOA common areas behind your property and the triangular lot that fronts Lacamas Drive and El Rey Drive and includes the pumping station. The

HOA is responsible for maintaining both these HOA lots. We recognise that you do a superb job of caring for the lot that faces the streets and we are happy to reimburse you for your costs in caring for it. The lot behind your home is also the HOA's responsibility, but our maintenance needs are less. What you and your neighbor have done makes the area both accessible and attractive. As it is HOA common area, you are generally free to use it as you like. But, you are the only people who can see it and the board feels that we cannot reimburse your efforts to maintain it to the standards of the lot fronting the streets.

We are grateful for all you have done to beautify the neighborhood. Please give me a call if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Amodeo". The signature is fluid and cursive, with a prominent initial "R" and a long, sweeping underline.

President Lacamas Shores Home Owners Association  
6223 NW El Rey Drive  
Camas, WA 98607