



Winter Edition

Hunter's Highland Gazette



HUNTER'S HIGHLAND HOMEOWNERS ASSOCIATION

A Crystal Lake Property Management Publication

January 2007

2007 Annual Budget

Happy New Year!

The Board of Directors has approved the 2007 budget with a slight increase to \$165 per year. The increase is due to the contracts signed for landscaping, property management, insurance policies and projected increase for utilities. Your Board makes every effort to contain the costs through volunteer labor. The maintenance of the fountains at the entrance, for example, is thanks to volunteers.

A project for this year is to replace the entrance trees that are dead. The Board is investigating the best options and obtaining some bids to replace them.

Your invoice for the year is enclosed and needs to be paid before the end of January.

Thanks to all of you for keeping a clean and tidy appearance to your community. It keeps the value of your homes higher than those areas operating without a Homeowners Association, and, it takes the efforts of everyone.

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Snow Removal

Happy Winter Folks!

It's that snowy time of year again! According to the City of Bend it is the responsibility of the homeowner to shovel the snow in front of the home within 24 hours of snowfall.

We hope you all have a safe winter season!



Bits and Pieces

Let us know when you change your phone number, get married, or any other significant change in your personal status happens. Contact Crystal Lake Property Management with your e-mail address or mailing information to prevent delays in receiving your newsletters, maintenance billings, or any other worthy news information pertaining to your Hunter's Highland community.

Forms are included for your convenience or log onto your community website and print a new form and fax or send it to us. You only need to send in a new form if you have a change.



Welcome 2006 New Members!

Brian & Dawn Dement
Anthony & Margaret Smith
Mark Worshtil & Patricia Kolling



Community Guideline Notes

Here is a brief rundown of your Community Guidelines to keep your neighborhood looking great!

Pets: No pets shall be permitted to roam unattended. All pets shall be kept on a leash while outside a Lot.

Maintenance of Lots and Homes: Each Owner shall maintain his Lot in a clean and attractive condition and good repair. All repainting or restaining and exterior remodeling shall be subject to prior review and approval by the Association. Call Crystal Lake Property Management for details.

Parking: No vehicle shall be parked on the sidewalk or front yard of any lot. Parking of boats, trailers, commercial vehicles, motor home, campers or other recreational vehicles or equipment shall not be allowed on any part of the lot driveway or public street for more than 6 hours (unless enclosed in a garage or behind a fence).

Vehicles in Disrepair: No Owner shall permit any vehicle in an extreme state of disrepair to be parked on any Lot or street for a period in excess of 48 hours.

Garbage receptacles need to be out of public view except on garbage pickup days.

Basketball Hoops: No basketball hoops, backboards or stands, whether fixed, attached, freestanding permanent or portable shall be installed on any Lot, except in the backyard of the Lot.

Architectural Review

Architectural Review is needed prior to beginning any exterior alteration or addition to an existing structure or significant landscape alteration. For example: ponds, paint color, roofing material, retaining walls, sheds, fences, pergolas, trees which will mature to a large size and other significant exterior features which would be visible to other members when driving or walking through the community. Call Crystal Lake Property Management for more details.

Chicken Tortilla Soup (Slow Cooker Recipe)

Ingredients:

- 1 1/2 pound boneless chicken - cooked and shredded
- 1 can whole tomatoes (15-oz.)
- 1 can enchilada sauce (10-oz.)
- 1 medium onion - chopped
- 1 can chopped green chilies (4-oz.)
- 1 clove garlic - minced
- 2 cups water
- 1 can chicken broth (14 1/2-oz.)
- 1 teaspoon ground cumin
- 1 teaspoon chili powder
- 1 teaspoon salt
- 1/4 teaspoon black pepper
- 1 bay leaf
- 1 package frozen corn (10-oz.)
- 1 tablespoon dried chopped cilantro



Garnish:

- Tortilla strips
- Grated Parmesan cheese and fresh cilantro

Directions:

In CROCK-POT Slow Cooker, combine shredded chicken, whole tomatoes, enchilada sauce, onion, green chilies and garlic. Add water, chicken broth, cumin, chili powder, salt, black pepper and bay leaf. Stir in corn and cilantro. Cover and cook on LOW 6 to 8 hours or on HIGH 3 to 4 hours. Remove and discard bay leaf.

Sprinkle tortilla strips, grated Parmesan cheese, and fresh cilantro over soup. Serve immediately.

This recipe for Chicken Tortilla Soup serves 6.



RESIDENTIAL LEASING SERVICES

Do you want to rent your home?
Let us help!

Services Include:

- Thorough tenant screening*
- Monthly property inspections*
- Financial management*
- Bookkeeping*

...and so much more!

For more information call:
617-7006



Just for Fun!!

6					9	1		
3			7					4
8			2			5		3
5				6			8	
7			4	1				2
	9			3				7
1		4			8			9
2					3			6
		3	6					5

Play Sudoku

Only 1 rule! "Fill in the grid so that every row, every column, and every 3x3 box contains the digits 1 through 9."

Look for answers in Spring newsletter.

**HUNTER'S
HIGHLAND
HOMEOWNERS
ASSOCIATION**

c/o Crystal Lake Property
Management
63088 NE 18th Street
Suite 101
Bend, OR 97701

Phone: 541-617-7006
Fax: 541-617-1599

Email: bend@crystallakepm.com

Association documents are now available for viewing and printing via the web! You can access them at:

www.CrystalLakePM.com

Go to the HOA's section and click on the Hunter's Highland logo. Some documents - like the CC&R's are lengthy and take a little time to download. But now you have a place to go when you want to look something up!



HOME MAINTENANCE SERVICES

We are now offering HOME MAINTENANCE SERVICES to individual homeowners?

Interior Services Include:
Cleaning | Maintenance

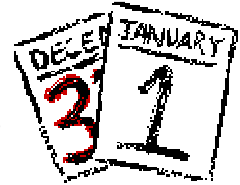
Exterior Services Include:
*Cleaning | Maintenance
Pressure Washing | Landscape*

617-7006



2007 Local Calendar Events to Enjoy!

- January 5, 2007 First Friday Art Walk in Downtown Bend
- January 20, 2007 Central Oregon Wedding Expo
- January 25-28, 2007 Central Oregon Boat Show at Deschutes County Fairground
- February 2-4, 2007 LibertyBank Bend Winterfest
- The High Desert Museum (541-382-4754)



The High Desert Museum is open every day, 9-5 (except: Thanksgiving, Christmas, and New Year's Day).

Board of Directors and Committee Members

Board of Directors:

- President - Dan Goodrich
- Secretary - Chris Cross
- Treasurer - Scott Cruikshank

Property Management:

Crystal Lake Property Management LLC

Wanda Stevens

Susan Quartucy

Ken Erickson

Matt Free

Kristin Newell

Karen Ducharme

Architectural Review Committee:

- Dan Goodrich
- Chris Cross
- Scott Cruikshank



**Happy Holidays
From your Board of Directors and Crystal
Lake Property Management**