

Board Report for

Klamath Falls HOA

Professionally Managed by:

MGM Association Management

Phone: 208-846-9189
Web: www.goMGM.com
Email: info@mgm.replypro.homes

Klamath Falls HOA

Association Manager:

Email:

PROPERTY INFORMATION

Property Code: KFHO	Tax ID: 87-2312496	# Of Units: 172
Annual Month: January	Inspections: Semi-Annual	

Directions: Full Service - Canyon County Caldwell

HOMEOWNER CONTACT INFORMATION

Mailing Address:	PO Box 1246 Meridian, ID 83680
Email:	info@mgm.replypro.homes
Phone Number:	208-846-9189
Main Point of Contact:	Kassie

BOARD OF DIRECTORS

Office	Name	Address	Phone	Email	Term
Safety	Arzaga/Christopher and Ilene	12904 Ashfield St Caldwell, ID 83605			1/1/2050
President	Jardine/Joseph	16387 Taggart Ave Caldwell, ID 83607			1/1/2050
Architectural	Owens/Lacee and Tanner	12745 Ashfield St Caldwell, ID 83605			1/1/2050
Secretary	Saubolle Jr/Teresa M. Saubolle and Paul G	12798 Devonshire St Caldwell, ID 83607			1/1/2050
Treasurer	Sharp/Daniel E and Dolly R	12722 Ashfield St Caldwell, ID 83607			1/1/2050

COMMUNITY DUES & FEES

Klamath Falls HOA

ANNUAL	Dues	\$525.00
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FEES

Estoppel Certificate	Estoppel Certificate - ONLY HOV	\$235.00
Estoppel Processing Fee	Estoppel Processing Fee - ONLY	\$20.00
Set-Up Fee	Set-up Fee	\$150.00
Transfer Fee	Transfer Fee	\$150.00
Dues Billed Annually	2025 Regualr Assessment: Janu:	\$525.00
Finance Charges	12% after 30 days	\$1.00
Late Fee	Late Fee	\$50.00
	Full Service - CIT	\$0.00

CONTRACTS/POLICIES

DELINQUENCY SEQUENCE

Sequence Status	Times to Repeat
Delinquent	1
Certified Mail 15-Day\$\$	1

Klamath Falls HOA

No Letter	Payment Plan	999
No Letter	Hold	1
No Letter	At Attorney	999
No Letter	HOLD - collect w/ next billing	999
No Letter	Lien Filed	999
No Letter	Lien Pending	999

COMPLIANCE SEQUENCE

Sequence Steps	Letter Sent
	CourtesyNoticeComplianceMGM1_-_Updated.tx
	CourtesyNoticeComplianceMGM2_-_CBH_Updated.tx
	ComplianceHearingLetter
	ImposeFineNotice_CBH.tx

BANKING INFORMATION

CIT	CIT Checking	****0726
CIT	CIT Reserve	****0263

Delinquency Detail with Recommendations

Posted Date 06/30/2025

Klamath Falls HOA

Acct #	Status	Owner	Address	Balance	Status	Note Date	Last Note	Board Authorization
70827	ACTIVE	Owner	12762 Carkhill St	1,519.30	At Attorney	7/2/2025	No Letter 12/12/24 - @ Smith Knowles, Balance \$883.30	Next Step Hold
72107	ACTIVE	Owner	16330 Kelso Way	1,498.10	At Attorney	7/2/2025	No Letter 12/12/24 - @ Smith Knowles, Balance \$1045.75	Next Step Hold
74738	ACTIVE	Owner	12797 Devonshire St	1,370.75	At Attorney	7/2/2025	No Letter 12/12/24 - @ Smith Knowles, Balance \$834.30	Next Step Hold
71788	ACTIVE	Owner	16306 Kelso Way	892.71	At Attorney	7/2/2025	No Letter 12/12/24 - @ Smith Knowles, Balance \$905.05	Next Step Hold
74683	ACTIVE	Owner	12819 Devonshire St	747.03	Payment Plan	7/2/2025	No Letter 05/02/2025 Homeowner wants to set up a payment plan on his account starting this month // \$124.57 every month until paid in full. MC	Next Step Hold
71789	ACTIVE	Owner	12859 Carkhill St	723.65	Lien Pending	7/2/2025	No Letter	Next Step Hold
77554	ACTIVE	Owner	12744 Ashfield St	641.90	Lien Pending	7/2/2025	No Letter	Next Step Hold
82077	ACTIVE	Owner	12932 Carkhill St.	641.90	Lien Pending	7/2/2025	No Letter	Next Step Hold
82135	ACTIVE	Owner	12917 Klamath Falls St	641.90	Lien Pending	7/2/2025	No Letter	Next Step Hold
82479	ACTIVE	Owner	12957 Ashfield St	640.70	Certified Mail 15-l	7/2/2025	Delinquency Letter Notification: 419088.pdf: guadalupepadilla126@gmail.com	Next Step Hold
71787	ACTIVE	Owner	12872 Carkhill St	630.50	Payment Plan	7/2/2025	No Letter 5/15/25 homeowner will make monthly payments of \$100 until paid in full. AH	Next Step Hold
78529	ACTIVE	Owner	12786 Devonshire St	430.50	Payment Plan	7/2/2025	No Letter	Next Step Hold

Delinquency Detail with Recommendations

Posted Date 06/30/2025

Klamath Falls HOA

Acct #	Status	Owner	Address	Balance	Status	Note Date	Last Note	Board Authorization
79542	ACTIVE	Owner	16333 Taggart Ave	322.76	Certified Mail 15-l	7/2/2002	Letter eDistributed: 419081.pdf Message: {"certifiedId":"b3cd44f2-2ba0-4069-8138-56cc73358	Next Step Hold
81835	ACTIVE	Owner	12882 Canyon Falls	321.50	Payment Plan	7/2/2025	No Letter 1/28 homeowner will make monthly payments of \$43.75 AH	Next Step Hold
78364	ACTIVE	Owner	12883 Ashfield St	315.00	Payment Plan	7/2/2025	No Letter 1/23/2025 homeowner will make monthly payments of \$43.75. AH	Next Step Hold
73141	ACTIVE	Owner	16413 Kelso Way	310.00	Payment Plan	7/2/2025	No Letter 3/11/2025 will pay \$52.50/month until paid in full AH	Next Step Hold
82011	ACTIVE	Owner	12928 Ashfield St	306.25	Payment Plan	7/2/2025	No Letter 01/30/2025- Homeowner wants for a payment plan for 12 months // \$43.75 per month. MC	Next Step Hold
76921	ACTIVE	Owner	12748 Devonshire St	300.25	Payment Plan	7/2/2025	No Letter 2/22/24 - Current balance is \$510. Homeowner will be paying \$46.37 every end of month.	Next Step Hold
78443	ACTIVE	Owner	12771 Kinaid St	262.50	Payment Plan	7/2/2025	No Letter *1/3/2025 homeowner will make 12 monthly payments of \$43.75. Dues will be paid by end of year AH	Next Step Hold
77283	ACTIVE	Owner	12757 Ashfield St	262.49	Payment Plan	7/2/2025	No Letter 01/17/2025- Homeowner wants for a payment plan for 12 months // \$43.75 per payment. MC	Next Step Hold
75284	ACTIVE	Owner	12769 Ashfield St	225.00	Payment Plan	7/2/2025	No Letter 2/27/25 - Current balance is \$525. Homeowner will pay \$75 for the next 7 months.	Next Step Hold
70823	ACTIVE	Owner	12783 Carkhill St	224.55	Payment Plan	7/2/2025	No Letter 1/24/2025 -- payment plan of \$50 per month until the dues is paid off.	Next Step Hold
78427	ACTIVE	Owner	16440 Taggart Ave	188.10	Payment Plan	7/2/2025	No Letter 1/16/2024 homeowner will pay \$42.50 monthly for a total of \$510 by the end of the year	Next Step Hold

Delinquency Detail with Recommendations

Posted Date 06/30/2025

Klamath Falls HOA

Acct #	Status	Owner	Address	Balance	Status	Note Date	Last Note	Board Authorization	
81967	ACTIVE	Owner	16399 Whitley Ave	175.00	Payment Plan	7/2/2025	No Letter 2/20/25 - Current balance is \$525. HO will pay \$52.50 a month for the next 10 months. GP	Next Step Hold	
81295	ACTIVE	Owner	12895 Carkhill St	143.18	Lien Pending	7/2/2025	No Letter	Next Step Hold	
78452	ACTIVE	Owner	12884 Ashfield St	50.25				Next Step Hold	
Count: 26				13,785.77					

Property Totals

# Units	# Builder	# Resident	# Owners	# Tenants	Owner Ratio
172	0	172	148	24	86.05%

Charge Code Summary

Description	G/L Acct #	Amount
Certified Mail - 15 Day \$\$	1200	180.00
Certified Mail Fee	1200	765.00
Collection Enforcement	1200	800.00
Dues	1200	10,308.31
Fine	1200	120.00
Late Fee	1200	1,452.46
NSF Fee	1200	10.00
Transfer Fee	1200	150.00
		<u>13,785.77</u>

This Months Violation Report.

Klamath Falls HOA

If the next page is blank, it is because the inspection has not been done for this month yet. It will be emailed to you when this months inspection has been completed.

MGM Association Management

Phone: 208-846-9189

Fax: 208-955-2675

Web: www.goMGM.com



Email: info@mgm.replypro.homes

Compliance Log with Last Picture

Closed Date Has no data in field

Inspection Occurred Date 6/1/2025 To 6/30/2025 11:59:00 PM

Klamath Falls HOA

Street #	Street Name	Unit#	Lot #	Resident/Account Number	Inspection	Type	Next Process	Closed
12733	Ashfield St		17	Paige and Gage Henslee/77382	6/9/2025	Debris	7/3/2025	
Violation: Debris on driveway needs to be removed								
Created	Action	Type	Note	Days	Fine			
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0			
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0			
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765187.pdf: hensleegage@gmail.com	0	0			
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765187.pdf: paigeashford333@gmail.com	0	0			
6/19/2025	6/19/2025	Note	Letter eDistributed: 765187.pdf Message: {"firstClassId":"cbc52d82-8f1d-44d0-9cd0-968703e3aa8d","message":"success"} "	0	0			
12744	Ashfield St		03	Karen Marie and Matthew Graham Orosco/775	6/9/2025	RV / Trailer/ Vehicle	7/3/2025	
Violation: Boat and trailer in street or driveway needs to be screened from view								
Created	Action	Type	Note	Days	Fine			
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0			
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0			
6/19/2025	6/19/2025	Note	Letter eDistributed: 765188.pdf Message: {"firstClassId":"d01b2cdb-5120-4907-a060-f9b458ac865a","message":"success"}"	0	0			
7/7/2025	7/7/2025	Note	Photo attached to notice.	0	0			

Compliance Log with Last Picture

Closed Date Has no data in field

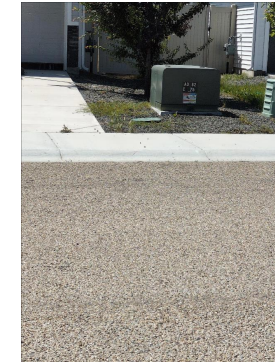
Inspection Occurred Date 6/1/2025 To 6/30/2025 11:59:00 PM

Klamath Falls HOA

Street #	Street Name	Unit#	Lot #	Resident/Account Number	Inspection	Type	Next Process	Closed
12793	Ashfield St		12	Juliea J and Kevin T Lewis/76657	6/9/2025	Yard Maintenance/ We	7/3/2025	

Violation: Weeds in yard need to be controlled.

Created	Action	Type	Note	Days	Fine
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765185.pdf: juliealewis1320@gmail.com	0	0
6/19/2025	6/19/2025	Note	Letter eDistributed: 765185.pdf Message: "{\"firstClassId\":\"1c7de29f-9040-4a77-abfd-74d55920c2ce\",\"message\":\"success\"}"	0	0



12809	Ashfield St		11	Alejandro Montalvan/75294	6/9/2025	Yard Maintenance/ We	7/3/2025	
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Violation: Yard needs mowed and maintained

Created	Action	Type	Note	Days	Fine
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765183.pdf: alejandromontalvan48@gmail.com	0	0
6/16/2025	6/16/2025	Note	Homeowner said -- Good Evening, I mowed my lawn earlier this week. I've been treating it. The landscape company that was hired by CBH to lay out the front landscape did a poor job on how they processed the work. Since the beginning of last spring I was dealing with areas that would not grow or attach to the ground due to the hard clay. They didn't follow procedure so I've been fighting with areas where it's been completely rotten or dying. So this year in order to save it, I'm having to see what areas are strong and what areas are weak so I can work on making it a healthier yard. That's the reason why I had to let it grow.	0	0

Compliance Log with Last Picture

Closed Date Has no data in field

Inspection Occurred Date 6/1/2025 To 6/30/2025 11:59:00 PM

Klamath Falls HOA

Street #	Street Name	Unit#	Lot #	Resident/Account Number	Inspection Type	Next Process	Closed
Created	Action	Type	Note	Days	Fine		
6/19/2025	6/19/2025	Note	Letter eDistributed: 765183.pdf Message: "{"firstClassId":"3bef6fb6-f7b9-47b7-a3d8-202138a80653","message":"success"}"	0	0		

Compliance Log with Last Picture

Closed Date Has no data in field

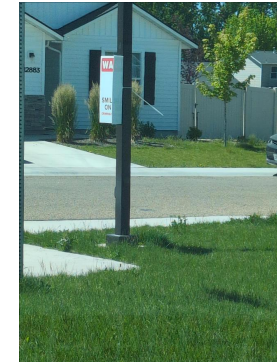
Inspection Occurred Date 6/1/2025 To 6/30/2025 11:59:00 PM

Klamath Falls HOA

Street #	Street Name	Unit#	Lot #	Resident/Account Number	Inspection	Type	Next Process	Closed
12883	Ashfield St		13	Julian Lopez Rodriguez/ Julian Lopez Delgado	6/9/2025	Yard Maintenance/ We	7/3/2025	

Violation: Weeds in yard need to be controlled.

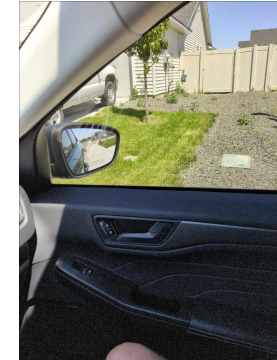
Created	Action	Type	Note	Days	Fine
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765190.pdf: Julianlopez0928@gmail.com	0	0
6/19/2025	6/19/2025	Note	Letter eDistributed: 765190.pdf Message: {"firstClassId":"2bcff99c-709b-49bf-969f-183116373451","message":"success"}	0	0



12896	Ashfield St		02	Terry Lynn and Deevonne Kay Harvey/79220	6/9/2025	Yard Maintenance/ We	7/3/2025	
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Violation: Weeds in yard need to be controlled.

Created	Action	Type	Note	Days	Fine
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765196.pdf: tharvey63@yahoo.com	0	0
6/19/2025	6/19/2025	Note	Letter eDistributed: 765234.pdf Message: {"firstClassId":"1f153a2d-cc2a-42e7-b875-19a2eff80233","message":"success"}	0	0
6/19/2025	6/19/2025	Note	Letter eDistributed: 765196.pdf Message: {"firstClassId":"ccbc392a-bd10-470a-b18d-c83b0d6136d8","message":"success"}	0	0



Compliance Log with Last Picture

Closed Date Has no data in field

Inspection Occurred Date 6/1/2025 To 6/30/2025 11:59:00 PM

Klamath Falls HOA

Street #	Street Name	Unit#	Lot #	Resident/Account Number	Inspection	Type	Next Process	Closed
12904	Ashfield St		03	Christopher and Ilene Arzaga/78392	6/9/2025	Yard Maintenance/ We	7/3/2025	

Violation: Trees and/or shrubbery need to be trimmed and maintained. Dead tree needs removed and replaced?

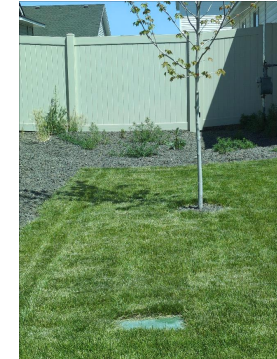
Created	Action	Type	Note	Days	Fine
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765191.pdf: carzaga48@gmail.com	0	0
6/19/2025	6/19/2025	Note	Letter eDistributed: 765191.pdf Message: "{"firstClassId":"a23ef0bc-d3ee-4bf1-8903-96ebb4f7bc93","message":"success"}"	0	0
7/7/2025	7/7/2025	Note	Photo attached to notice.	0	0



12928	Ashfield St		05	William Agostinelli/82011	6/9/2025	Yard Maintenance/ We	7/3/2025	
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Violation: Weeds in yard need to be controlled.

Created	Action	Type	Note	Days	Fine
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765211.pdf: will4891@gmail.com	0	0
6/19/2025	6/19/2025	Note	Letter eDistributed: 765211.pdf Message: "{"firstClassId":"2d6214ef-5182-4950-b08a-97b4b41a997a","message":"success"}"	0	0



Compliance Log with Last Picture

Closed Date Has no data in field

Inspection Occurred Date 6/1/2025 To 6/30/2025 11:59:00 PM

Klamath Falls HOA

Street #	Street Name	Unit#	Lot #	Resident/Account Number	Inspection	Type	Next Process	Closed
12942	Ashfield St		06	William and Cindy Longfellow/82925	6/9/2025	Yard Maintenance/ We	7/3/2025	

Violation: Weeds in yard need to be controlled.

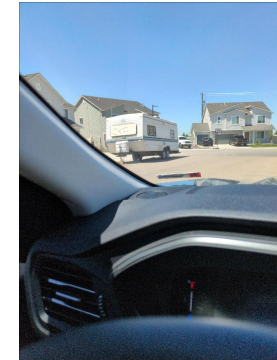
Created	Action	Type	Note	Days	Fine
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765224.pdf: clongfellow2455@gmail.com	0	0
6/18/2025	6/18/2025	Note	Letter eDistributed: 765241.pdf Message: {"firstClassId":"eae22231-2ab1-4c2c-a9e9-80b6d05f4e82","message":"success"}	0	0
6/18/2025	6/18/2025	Note	Letter eDistributed: 765224.pdf Message: {"firstClassId":"5f574e11-5134-4a15-9704-7c2072f29224","message":"success"}	0	0



12957	Ashfield St		05	Raul Lizarraga/ Maria Guadalupe Padilla Macia	6/9/2025	RV / Trailer/ Vehicle	7/3/2025	
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Violation: RV in street or driveway needs to be screened from view

Created	Action	Type	Note	Days	Fine
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765217.pdf: guadalupepadilla126@gmail.com	0	0
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765217.pdf: raullizarraga747@gmail.com	0	0
6/19/2025	6/19/2025	Note	Letter eDistributed: 765217.pdf Message: {"firstClassId":"9ad3bad5-ad2a-4cef-a766-cca4555a026","message":"success"}	0	0



Compliance Log with Last Picture

Closed Date Has no data in field

Inspection Occurred Date 6/1/2025 To 6/30/2025 11:59:00 PM

Klamath Falls HOA

Street #	Street Name	Unit#	Lot #	Resident/Account Number	Inspection	Type	Next Process	Closed
12957	Ashfield St		05	Raul Lizarraga/ Maria Guadalupe Padilla Macia	6/9/2025	RV / Trailer/ Vehicle	7/3/2025	

Violation: Utility trailer in street or driveway needs to be screened from view

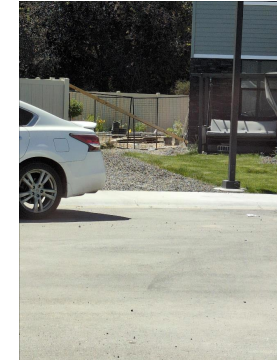
Created	Action	Type	Note	Days	Fine
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765218.pdf: guadalupepadilla126@gmail.com	0	0
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765218.pdf: raullizarraga747@gmail.com	0	0
6/19/2025	6/19/2025	Note	Letter eDistributed: 765218.pdf Message: "{"firstClassId":"13febba1- eec4-4ace-9cff-00e0770d9617","messag e":"success"}"	0	0



12965	Ashfield St.		06	Yvonne Ortiz Lopez / Jonathan Gonzalez Agui	6/9/2025	Fencing	7/3/2025	
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Violation: Fence does not meet CC&R requirements; please submit plans and ARC request

Created	Action	Type	Note	Days	Fine
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765212.pdf: joni.gonzales208@gmail.com	0	0
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765212.pdf: vona.ortiz@gmail.com	0	0
6/19/2025	6/19/2025	Note	Letter eDistributed: 765212.pdf Message: "{"firstClassId":"36a1c6de- f804-4d4f-997e- cd51cf87179d","message":"success"}"	0	0



Compliance Log with Last Picture

Closed Date Has no data in field

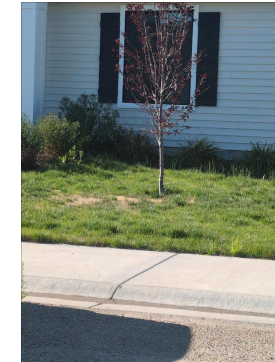
Inspection Occurred Date 6/1/2025 To 6/30/2025 11:59:00 PM

Klamath Falls HOA

Street #	Street Name	Unit#	Lot #	Resident/Account Number	Inspection	Type	Next Process	Closed
12882	Canyon Falls		09	Karina Renteria / Santiago Ramirez Jr/81835	6/9/2025	Yard Maintenance/ We	7/3/2025	

Violation: Areas in lawn appear dry and/or patchy and need attention

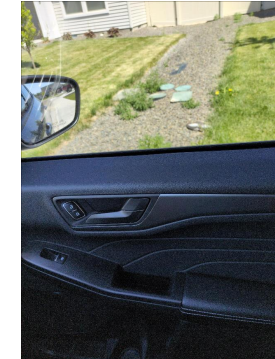
Created	Action	Type	Note	Days	Fine
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765206.pdf: renteriazavier@gmail.com	0	0
6/19/2025	6/19/2025	Note	Letter eDistributed: 765206.pdf Message: {"firstClassId":"fc7aa65b-2d2e-4f81-817 a-82aa74ee0efa","message":"success"}"	0	0
7/7/2025	7/7/2025	Note	Photo attached to notice.	0	0



12858	Canyon Falls St		07	Rickie L and Rose Ann Reed/82009	6/9/2025	Yard Maintenance/ We	7/3/2025	
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Violation: Weeds in yard need to be controlled.

Created	Action	Type	Note	Days	Fine
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765209.pdf: r.anni.reed@gmail.com	0	0
6/19/2025	6/19/2025	Note	Letter eDistributed: 765236.pdf Message: {"firstClassId":"28ef0009- c987-4d21-992a-67724dbfc720","messa ge":"success"}"	0	0
6/19/2025	6/19/2025	Note	Letter eDistributed: 765209.pdf Message: {"firstClassId":"47748cbb- b2f7-465b-8cde-520525edd001","messa ge":"success"}"	0	0



Compliance Log with Last Picture

Closed Date Has no data in field

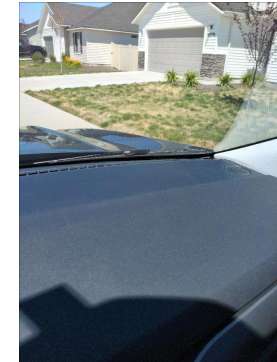
Inspection Occurred Date 6/1/2025 To 6/30/2025 11:59:00 PM

Klamath Falls HOA

Street #	Street Name	Unit#	Lot #	Resident/Account Number	Inspection	Type	Next Process	Closed
12870	Canyon Falls St		08	Rickie L and Rose Ann Reed /82010	6/9/2025	Yard Maintenance/ We	7/3/2025	

Violation: Areas in lawn appear dry and/or patchy and need attention

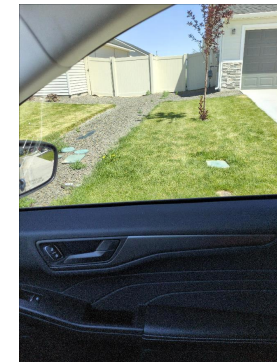
Created	Action	Type	Note	Days	Fine
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765210.pdf: r.anni.reed@gmail.com	0	0
6/19/2025	6/19/2025	Note	Letter eDistributed: 765237.pdf Message: {"firstClassId":"85c73841-38b0-4777-9c57-592d322eefed","message":"success"}	0	0
6/19/2025	6/19/2025	Note	Letter eDistributed: 765210.pdf Message: {"firstClassId":"8a6a179e-a646-46f1-a9fe-117a83fe5203","message":"success"}	0	0



12846	Canyon Falls St.		06	Oscar Lopez Arredondo/ Enrique and Alma Ar	6/9/2025	Yard Maintenance/ We	7/3/2025	
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Violation: Weeds in yard need to be controlled.

Created	Action	Type	Note	Days	Fine
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765208.pdf: enriquelopez1193@gmail.com	0	0
6/19/2025	6/19/2025	Note	Letter eDistributed: 765208.pdf Message: {"firstClassId":"fa6a4ce7-a6a8-4dad-8a53-90ba928801d0","message":"success"}	0	0



Compliance Log with Last Picture

Closed Date Has no data in field

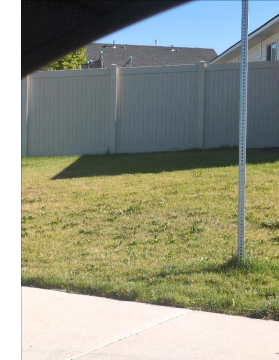
Inspection Occurred Date 6/1/2025 To 6/30/2025 11:59:00 PM

Klamath Falls HOA

Street #	Street Name	Unit#	Lot #	Resident/Account Number	Inspection	Type	Next Process	Closed
12759	Carkhill St		05	Treven J & Claire Lipsey/71793	6/9/2025	Yard Maintenance/ We	7/3/2025	

Violation: Weeds in yard need to be controlled.

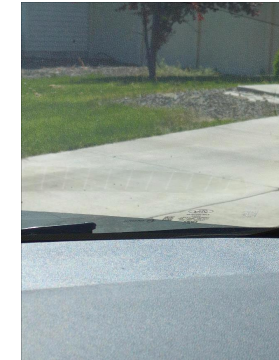
Created	Action	Type	Note	Days	Fine
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765172.pdf: trevenjacob@hotmail.com	0	0
6/19/2025	6/19/2025	Note	Letter eDistributed: 765172.pdf Message: "{"firstClassId":"d74103bc-ed86-4ea8-ae17-98c367b7bb56","message":"success"}"	0	0
7/7/2025	7/7/2025	Note	Photo attached to notice.	0	0



12783	Carkhill St		03	Steven G. and Melissa S. Petty /70823	6/9/2025	Yard Maintenance/ We	7/3/2025	
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Violation: Weeds in yard need to be controlled.

Created	Action	Type	Note	Days	Fine
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765161.pdf: petty.steven12@live.com	0	0
6/19/2025	6/19/2025	Note	Letter eDistributed: 765161.pdf Message: "{"firstClassId":"259593c6-e30a-4cdc-9fe3-d067760e5777","message":"success"}"	0	0



Compliance Log with Last Picture

Closed Date Has no data in field

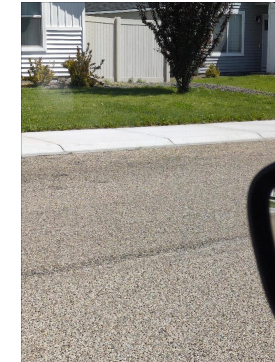
Inspection Occurred Date 6/1/2025 To 6/30/2025 11:59:00 PM

Klamath Falls HOA

Street #	Street Name	Unit#	Lot #	Resident/Account Number	Inspection	Type	Next Process	Closed
12786	Carkhill St		07	Nathan Daniel Beck /70820	6/9/2025	Yard Maintenance/ We	7/3/2025	

Violation: Weeds in yard need to be controlled.

Created	Action	Type	Note	Days	Fine
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765159.pdf: Natebeck91@yahoo.com	0	0
6/19/2025	6/19/2025	Note	Letter eDistributed: 765159.pdf Message: {"firstClassId":"d44ef3bd-1217-4016-b089-6a45b94a4a2b","message":"success"}"	0	0



12795	Carkhill St		02	Kristal L. and Kathy M. Mann/70831	6/9/2025	Yard Maintenance/ We	7/3/2025	
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Violation: Trees and/or shrubbery need to be trimmed and maintained. Dead tree needs removed and replaced

Created	Action	Type	Note	Days	Fine
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765165.pdf: kristal627@yahoo.com	0	0
6/19/2025	6/19/2025	Note	Letter eDistributed: 765165.pdf Message: {"firstClassId":"4363ca0e-51cb-4b70-814e-f3ad3f055023","message":"success"}"	0	0



Compliance Log with Last Picture

Closed Date Has no data in field

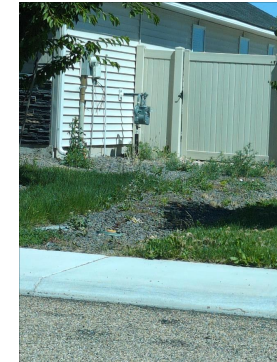
Inspection Occurred Date 6/1/2025 To 6/30/2025 11:59:00 PM

Klamath Falls HOA

Street #	Street Name	Unit#	Lot #	Resident/Account Number	Inspection	Type	Next Process	Closed
12798	Carkhill St		06	Abigail Susan and John Andrew Zaklan/70826	6/9/2025	Yard Maintenance/ We	7/3/2025	

Violation: Weeds in yard need to be controlled.

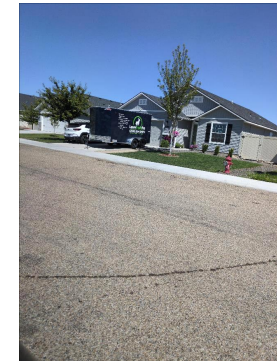
Created	Action	Type	Note	Days	Fine
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765162.pdf: abbyzaklan@yahoo.com	0	0
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765162.pdf: jazaklan97@gmail.com	0	0
6/19/2025	6/19/2025	Note	Letter eDistributed: 765162.pdf Message: {"firstClassId":"157ee440-6dab-4148-8fa4-3c77254aafd0","message":"success"} "	0	0



12810	Carkhill St		05	Francisca Hernandez & Benjamin Venegas /70	6/9/2025	RV / Trailer/ Vehicle	7/3/2025	
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Violation: Utility trailer in street or driveway needs to be screened from view

Created	Action	Type	Note	Days	Fine
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765160.pdf: benvenegas87@gmail.com	0	0
6/19/2025	6/19/2025	Note	Letter eDistributed: 765160.pdf Message: {"firstClassId":"8c357683-c325-4afb-bb54-a5b6e6b7f9d8","message":"success"}"	0	0

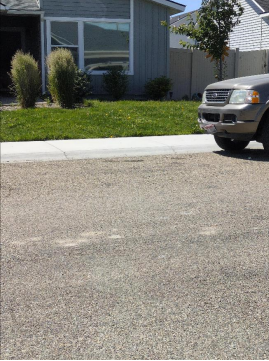



Compliance Log with Last Picture

Closed Date Has no data in field

Inspection Occurred Date 6/1/2025 To 6/30/2025 11:59:00 PM

Klamath Falls HOA

Street #	Street Name	Unit#	Lot #	Resident/Account Number	Inspection	Type	Next Process	Closed
12871	Carkhill St		01	Cecilia and Julisa Juarez Zavala/70832	6/9/2025	Yard Maintenance/ We	7/3/2025	
Violation: Weeds in yard need to be controlled.								
	Created	Action	Type	Note	Days	Fine		
	6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0		
	6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0		
	6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0		
	6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765166.pdf: zavalac75@gmail.com	0	0		
	6/19/2025	6/19/2025	Note	Letter eDistributed: 765166.pdf Message: "{"firstClassId":"d98389a8-e8b7-46bb-92a8-554695a3c430","message":"success"}"	0	0		
								
12895	Carkhill St		13	Gemima Torres Castillo/ Celerino Montano Ga	6/6/2025	Landscape needs cor	6/26/2025	
Violation: Please complete backyard landscaping.								
	Created	Action	Type	Note	Days	Fine		
	6/6/2025	6/6/2025	2nd Observation	Processed Sequence	20	0		
12895	Carkhill St		13	Gemima Torres Castillo/ Celerino Montano Ga	6/9/2025	Yard Maintenance/ We	7/3/2025	
Violation: Yard needs mowed and maintained								
	Created	Action	Type	Note	Days	Fine		
	6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0		
	6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0		
	6/19/2025	6/19/2025	Note	Letter eDistributed: 765203.pdf Message: "{"firstClassId":"0f646def-a94b-4cf9-a705-f965041596b0","message":"success"}"	0	0		
								

Compliance Log with Last Picture

Closed Date Has no data in field

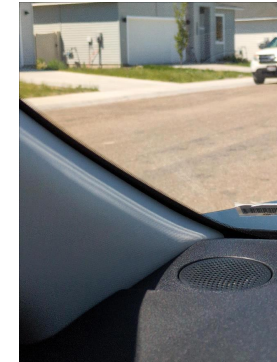
Inspection Occurred Date 6/1/2025 To 6/30/2025 11:59:00 PM

Klamath Falls HOA

Street #	Street Name	Unit#	Lot #	Resident/Account Number	Inspection	Type	Next Process	Closed
12883	Carkhill St.		14	William and Cindy Longfellow/82924	6/9/2025	Yard Maintenance/ We	7/3/2025	

Violation: Areas in lawn appear dry and/or patchy and need attention. Yard needs mowed and maintained

Created	Action	Type	Note	Days	Fine
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765223.pdf: clongfellow2455@gmail.com	0	0
6/18/2025	6/18/2025	Note	Letter eDistributed: 765239.pdf Message: {"firstClassId": "44452225-22c9-4a02-87e2-34e8dff2a65", "message": "success"}	0	0
6/18/2025	6/18/2025	Note	Letter eDistributed: 765223.pdf Message: {"firstClassId": "80686a9c-8330-4242-b320-d4bdb8fced0", "message": "success"}	0	0



12712	Devonshire St		02	Katelyn Conrad/75344	6/9/2025	Yard Maintenance/ We	7/3/2025	
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Violation: Weeds in yard need to be controlled.

Created	Action	Type	Note	Days	Fine
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765184.pdf: katelyn@katelynconrad.com	0	0
6/19/2025	6/19/2025	Note	Letter eDistributed: 765184.pdf Message: {"firstClassId": "76de1de9-2332-4881-b3b3-0642a7fb93a5", "message": "success"}	0	0
7/7/2025	7/7/2025	Note	Photo attached to notice.	0	0



Compliance Log with Last Picture

Closed Date Has no data in field

Inspection Occurred Date 6/1/2025 To 6/30/2025 11:59:00 PM

Klamath Falls HOA

Street #	Street Name	Unit#	Lot #	Resident/Account Number	Inspection	Type	Next Process	Closed
12724	Devonshire St		03	Dante F Tena/73142	6/9/2025	Yard Maintenance/ We	7/3/2025	

Violation: Trees and/or shrubbery need to be trimmed and maintained. Dead tree needs removed and replaced

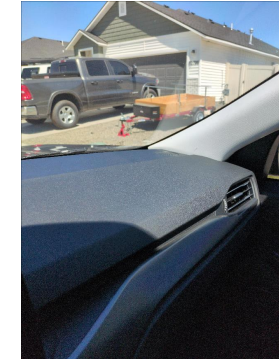
Created	Action	Type	Note	Days	Fine
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765176.pdf: dantetena@live.com	0	0
6/19/2025	6/19/2025	Note	Letter eDistributed: 765176.pdf Message: "{"firstClassId": "3906fdb4-b515-47e4-8a4a-79f7f00de354", "message": "success"}"	0	0



12798	Devonshire St		09	Teresa M. Saubolle and Paul G Saubolle Jr/776	6/9/2025	RV / Trailer/ Vehicle	7/3/2025	
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Violation: Utility trailer in street or driveway needs to be screened from view

Created	Action	Type	Note	Days	Fine
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765189.pdf: saubolle4@yahoo.com	0	0
6/19/2025	6/19/2025	Note	Letter eDistributed: 765189.pdf Message: "{"firstClassId": "2deaff97-3860-4365-93f7-36abc9338005", "message": "success"}"	0	0



Compliance Log with Last Picture

Closed Date Has no data in field

Inspection Occurred Date 6/1/2025 To 6/30/2025 11:59:00 PM

Klamath Falls HOA

Street #	Street Name	Unit#	Lot #	Resident/Account Number	Inspection	Type	Next Process	Closed
16408	Fenwick Ave		09	Lizbeth Marquez Munoz and Luis F Arellano	G 6/9/2025	Yard Maintenance/ We	7/3/2025	

Violation: Yard needs mowed and maintained

Created	Action	Type	Note	Days	Fine
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/16/2025	6/16/2025	Note	Letter eDistributed: 765229.pdf Message: "{"firstClassId":"1d22a6b3-baff-4ddc-94a1-7c7002312ba0","message":"success"}"	0	0



16323	Fenwick Ave.		07	Christian Arciga and Jeanett Ponce/82066	6/9/2025	Debris	7/3/2025	
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Violation: Basketball hoop on street or sidewalk needs move to driveway

Created	Action	Type	Note	Days	Fine
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765215.pdf: christianarciga95@gmail.com	0	0
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765215.pdf: Jeanettponce@gmail.com	0	0
6/19/2025	6/19/2025	Note	Letter eDistributed: 765215.pdf Message: "{"firstClassId":"b272dd27-1bec-43b5-9cec-5d7d3fee02c3","message":"success"}"	0	0



Compliance Log with Last Picture

Closed Date Has no data in field

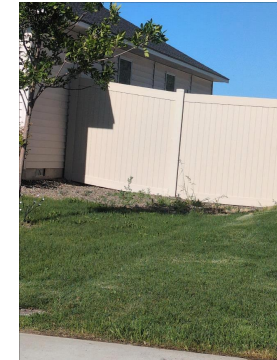
Inspection Occurred Date 6/1/2025 To 6/30/2025 11:59:00 PM

Klamath Falls HOA

Street #	Street Name	Unit#	Lot #	Resident/Account Number	Inspection	Type	Next Process	Closed
16318	Kelso Way		25	MPD Investments LLC/73143	6/9/2025	Yard Maintenance/ We	7/3/2025	

Violation: Weeds in yard need to be controlled.

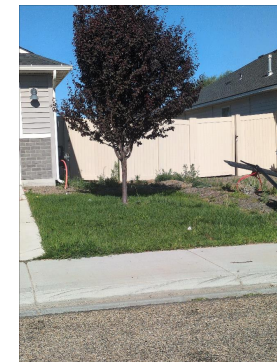
Created	Action	Type	Note	Days	Fine
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765178.pdf: duckettmatt@gmail.com	0	0
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765178.pdf: pyperduckett@gmail.com	0	0
6/19/2025	6/19/2025	Note	Letter eDistributed: 765230.pdf Message: "{"firstClassId":"36ea7a68-f7a6-4fc4-9444-0cd05b95a218","message":"success"}"	0	0
6/19/2025	6/19/2025	Note	Letter eDistributed: 765178.pdf Message: "{"firstClassId":"b63bf0d4-fe33-4d27-b813-12035c8abb0","message":"success"}"	0	0
7/7/2025	7/7/2025	Note	Photo attached to notice.	0	0



16330	Kelso Way		24	Cathleen Caratan-Moses/72107	6/9/2025	Yard Maintenance/ We	7/3/2025	
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Violation: Weeds in yard need to be controlled.

Created	Action	Type	Note	Days	Fine
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/19/2025	6/19/2025	Note	Letter eDistributed: 765175.pdf Message: "{"firstClassId":"a0d3a887-3da9-4578-b958-4c0e2b2709b0","message":"success"}"	0	0
7/7/2025	7/7/2025	Note	Photo attached to notice.	0	0



Compliance Log with Last Picture

Closed Date Has no data in field

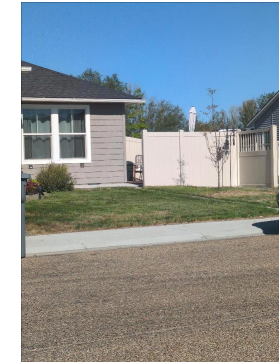
Inspection Occurred Date 6/1/2025 To 6/30/2025 11:59:00 PM

Klamath Falls HOA

Street #	Street Name	Unit#	Lot #	Resident/Account Number	Inspection	Type	Next Process	Closed
16378	Kelso Way		18	Zina L & Richard A Nielsen/71790	6/9/2025	Yard Maintenance/ We	7/3/2025	

Violation: Areas in lawn appear dry and/or patchy and need attention

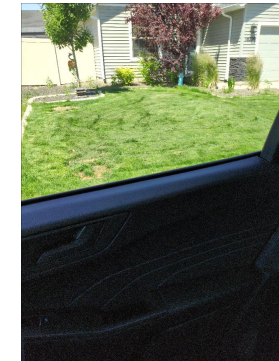
Created	Action	Type	Note	Days	Fine
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765169.pdf: z.loraine.nielsen@gmail.com	0	0
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765169.pdf: gaamalee@gmail.com	0	0
6/19/2025	6/19/2025	Note	Letter eDistributed: 765169.pdf Message: {"firstClassId":"0a2591de-83d0-40cf-8897-f310d27e8326","message":"success"}"	0	0
7/7/2025	7/7/2025	Note	Photo attached to notice.	0	0



16399	Kelso Way		10	Marisol Juarez Perez and Gustavo I Tinoco Ch	6/9/2025	Yard Maintenance/ We	7/3/2025	
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Violation: Yard needs maintained

Created	Action	Type	Note	Days	Fine
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765179.pdf: gus.tavo1026@hotmail.com	0	0
6/19/2025	6/19/2025	Note	Letter eDistributed: 765179.pdf Message: {"firstClassId":"5fe79f10-810a-467b-a1d4-06a4831f145b","message":"success"}"	0	0



Compliance Log with Last Picture

Closed Date Has no data in field

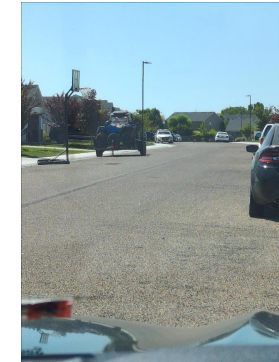
Inspection Occurred Date 6/1/2025 To 6/30/2025 11:59:00 PM

Klamath Falls HOA

Street #	Street Name	Unit#	Lot #	Resident/Account Number	Inspection	Type	Next Process	Closed
16402	Kelso Way		16	Paul and Alicia Harms/71270	6/9/2025	RV / Trailer/ Vehicle	7/3/2025	

Violation: Utility trailer in street or driveway needs to be screened from view

Created	Action	Type	Note	Days	Fine
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765168.pdf: pharms@ymail.com	0	0
6/19/2025	6/19/2025	Note	Letter eDistributed: 765168.pdf Message: {"firstClassId":"3a30919d-13f8-4587-a4a6-046c11f79665","message":"succes s"}"	0	0



16414	Kelso Way		15	Jeff Laffey/82366	6/9/2025	Debris	7/3/2025	
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Violation: Basketball hoop on street or sidewalk needs moved to driveway

Created	Action	Type	Note	Days	Fine
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765167.pdf: jeff.laffey@gmail.com	0	0
6/16/2025	6/16/2025	Note		0	0
6/19/2025	6/19/2025	Note	Letter eDistributed: 765167.pdf Message: {"firstClassId":"0fcf1cfa-2c03-4244-b18c-8292b38c89f9","message":"succes s"}"	0	0



Compliance Log with Last Picture

Closed Date Has no data in field

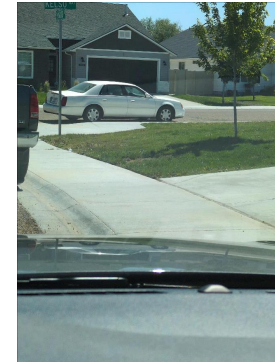
Inspection Occurred Date 6/1/2025 To 6/30/2025 11:59:00 PM

Klamath Falls HOA

Street #	Street Name	Unit#	Lot #	Resident/Account Number	Inspection	Type	Next Process	Closed
12735	Kinaid St		01	Jeffrey and Alisha Anticouni/82665	6/9/2025	Yard Maintenance/ We	7/3/2025	

Violation: Weeds in yard need to be controlled.

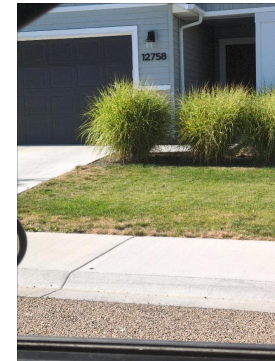
Created	Action	Type	Note	Days	Fine
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765180.pdf: janticouni@gmail.com	0	0
6/19/2025	6/19/2025	Note	Letter eDistributed: 765231.pdf Message: "{"firstClassId": "9bf0386e-be9c-4525-881e-631751bdee54", "message": "success"}"	0	0
6/19/2025	6/19/2025	Note	Letter eDistributed: 765180.pdf Message: {"firstClassId": "e4cff331-4ac6-44c6-91a3-5ce25070f22f", "message": "success"}"	0	0



12758	Kinaid St		12	Janice and James E Ford/78655	6/9/2025	Yard Maintenance/ We	7/3/2025	
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Violation: Weeds in yard need to be controlled.

Created	Action	Type	Note	Days	Fine
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765194.pdf: janicesewwhat@gmail.com	0	0
6/19/2025	6/19/2025	Note	Letter eDistributed: 765194.pdf Message: {"firstClassId": "de40156b-3715-4130-9e14-79d212eeb2ff", "message": "success"}"	0	0
7/7/2025	7/7/2025	Note	Photo attached to notice.	0	0



Compliance Log with Last Picture

Closed Date Has no data in field

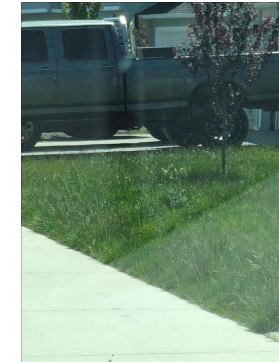
Inspection Occurred Date 6/1/2025 To 6/30/2025 11:59:00 PM

Klamath Falls HOA

Street #	Street Name	Unit#	Lot #	Resident/Account Number	Inspection	Type	Next Process	Closed
12929	Klamath Falls St		10	Kaitlyn Thompson and Jeffrey George Mix Ca	6/9/2025	Yard Maintenance/ We	7/3/2025	

Violation: Yard needs mowed and maintained

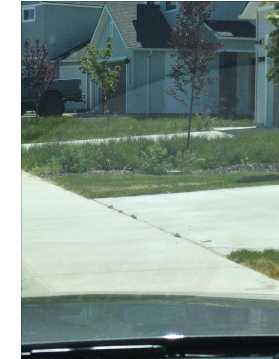
Created	Action	Type	Note	Days	Fine
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765226.pdf: georgecatron32@gmail.com	0	0
6/18/2025	6/18/2025	Note	Letter eDistributed: 765226.pdf Message: "{"firstClassId": "40edcffe-fdbc-44f1-94f5-2b01c2e0e2b3", "message": "success"}"	0	0



12941	Klamath Falls St		09	William and Cindy Longfellow/82928	6/9/2025	Yard Maintenance/ We	7/3/2025	
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Violation: Yard needs mowed and maintained

Created	Action	Type	Note	Days	Fine
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765225.pdf: clongfellow2455@gmail.com	0	0
6/18/2025	6/18/2025	Note	Letter eDistributed: 765242.pdf Message: "{"firstClassId": "17366fb0-2c3b-4ac5-b161-f2530a8dde0e", "message": "success"}"	0	0
6/18/2025	6/18/2025	Note	Letter eDistributed: 765225.pdf Message: "{"firstClassId": "5f46c9d0-400c-41fb-acf0-2382db904b37", "message": "success"}"	0	0



Compliance Log with Last Picture

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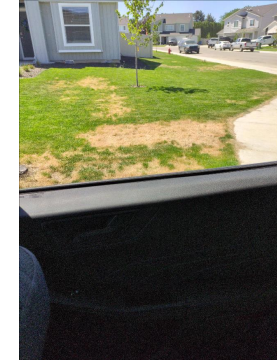
Inspection Occurred Date 6/1/2025 To 6/30/2025 11:59:00 PM

Klamath Falls HOA

Street #	Street Name	Unit#	Lot #	Resident/Account Number	Inspection	Type	Next Process	Closed
12953	Klamath Falls St		08	Megan M. H Ababon and Christopher Michael	6/9/2025	Yard Maintenance/ We	7/3/2025	

Violation: Areas in lawn appear dry and/or patchy and need attention

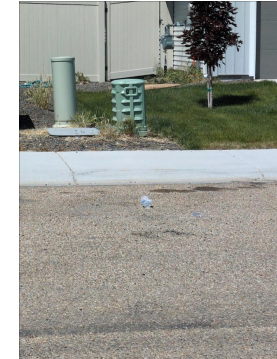
Created	Action	Type	Note	Days	Fine
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/18/2025	6/18/2025	Note	Letter eDistributed: 765222.pdf Message: {"firstClassId":"55862a10-0d07-43ba-ac15-4cc1b9e32470","message":"success"}"	0	0



16407	Sandon Ave		04	Gavin and Hannah Short /81968	6/9/2025	Yard Maintenance/ We	7/3/2025	
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Violation: Weeds in yard need to be controlled.

Created	Action	Type	Note	Days	Fine
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/19/2025	6/19/2025	Note	Letter eDistributed: 765207.pdf Message: {"firstClassId":"604d451e-de87-4941-9c2f-95c99b0e2c2a","message":"success"}"	0	0



Compliance Log with Last Picture

Closed Date Has no data in field

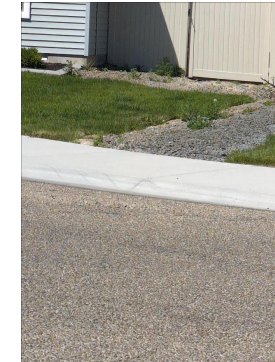
Inspection Occurred Date 6/1/2025 To 6/30/2025 11:59:00 PM

Klamath Falls HOA

Street #	Street Name	Unit#	Lot #	Resident/Account Number	Inspection	Type	Next Process	Closed
16277	Taggart Ave		07	David Steward and Erin Brianna Paterson/7479	6/9/2025	Yard Maintenance/ We	7/3/2025	

Violation: Weeds in yard need to be controlled.

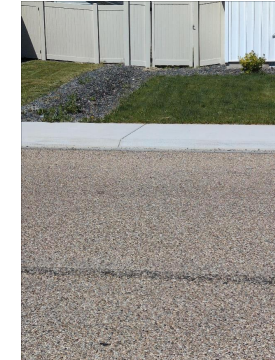
Created	Action	Type	Note	Days	Fine
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765182.pdf: ebd92583@gmail.com	0	0
6/19/2025	6/19/2025	Note	Letter eDistributed: 765182.pdf Message: {"firstClassId":"54cdcdc0-722a-4966-9300-96153adf3b7f","message":"success"} "	0	0



16349	Taggart Ave		05	Flor Marleny Quinto Huayre and Walter Raul T	6/9/2025	Yard Maintenance/ We	7/3/2025	
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Violation: Weeds in yard need to be controlled.

Created	Action	Type	Note	Days	Fine
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765197.pdf: Popocamary10@yahoo.com	0	0
6/19/2025	6/19/2025	Note	Letter eDistributed: 765197.pdf Message: {"firstClassId":"231399cf-3afd-45b1-aeba-43c134a07123","message":"succe ss"}"	0	0



Compliance Log with Last Picture

Closed Date Has no data in field

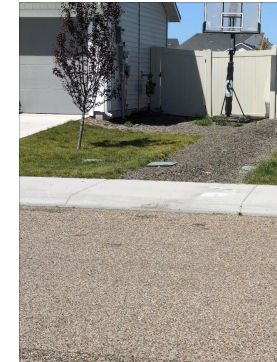
Inspection Occurred Date 6/1/2025 To 6/30/2025 11:59:00 PM

Klamath Falls HOA

Street #	Street Name	Unit#	Lot #	Resident/Account Number	Inspection	Type	Next Process	Closed
16375	Taggart Ave		03	Braden and Kendra Harada/79851	6/9/2025	Yard Maintenance/ We	7/3/2025	

Violation: Weeds in yard need to be controlled.

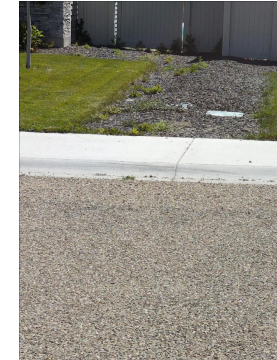
Created	Action	Type	Note	Days	Fine
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765201.pdf: haradab@gmail.com	0	0
6/19/2025	6/19/2025	Note	Letter eDistributed: 765201.pdf Message: "{"firstClassId":"32d41e1a-c6f6-48e0-8710-32743492d4f7","message":"success"}"	0	0



16426	Taggart Ave		17	William S and Linda F Boosembark/79177	6/9/2025	Yard Maintenance/ We	7/3/2025	
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Violation: Weeds in yard need to be controlled.

Created	Action	Type	Note	Days	Fine
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765233.pdf: info@jpmidaho.com	0	0
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765195.pdf: aapcwest@gmail.com	0	0
6/19/2025	6/19/2025	Note	Letter eDistributed: 765233.pdf Message: {"firstClassId":"d952db6f-1e01-45e1-ac28-81e5c0c43a89","message":"success"}"	0	0
6/19/2025	6/19/2025	Note	Letter eDistributed: 765232.pdf Message: {"firstClassId":"c4da3758-75d1-438c-ace7-5745946200b6","message":"success"}"	0	0
6/19/2025	6/19/2025	Note	Letter eDistributed: 765195.pdf Message: "{"firstClassId":"d6faa863-d626-487a-8e6d-ceca8d77f49e","message":"success"}"	0	0





Compliance Log with Last Picture

Closed Date Has no data in field

Inspection Occurred Date 6/1/2025 To 6/30/2025 11:59:00 PM

Klamath Falls HOA

Street #	Street Name	Unit#	Lot #	Resident/Account Number	Inspection	Type	Next Process	Closed
16440	Taggart Ave		18	Jobana Guadalupe and Brandon Boyer/78427	6/9/2025	Yard Maintenance/ We	7/3/2025	
Violation: Dead grass.								
Created	Action	Type	Note	Days	Fine			
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0			
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0			
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765192.pdf: boyerbrandon123@gmail.com	0	0			
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765192.pdf: jobanarosales@icloud.com	0	0			
6/19/2025	6/19/2025	Note	Letter eDistributed: 765192.pdf Message: "{"firstClassId": "24818a1c-f85c-411f-a52c-22d2829718cf", "message": "success"}"	0	0			
7/7/2025	7/7/2025	Note	Photo attached to notice.	0	0			
16334	Whitley Ave		07	Brian and Hilary Codding/80046	6/9/2025	Yard Maintenance/ We	7/3/2025	
Violation: Weeds in yard need to be controlled. Yard is also dry.								
Created	Action	Type	Note	Days	Fine			
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0			
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0			
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0			
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765202.pdf: dmjcllc@yahoo.com	0	0			
6/19/2025	6/19/2025	Note	Letter eDistributed: 765235.pdf Message: "{"firstClassId": "e1f555ce-0c18-43c5-b53e-fb444438463c", "message": "success"}"	0	0			
6/19/2025	6/19/2025	Note	Letter eDistributed: 765202.pdf Message: "{"firstClassId": "81289679-53d2-49ee-b0bd-89b7993873e5", "message": "success"}"	0	0			
7/7/2025	7/7/2025	Note	Photo attached to notice.	0	0			

Compliance Log with Last Picture

Closed Date Has no data in field

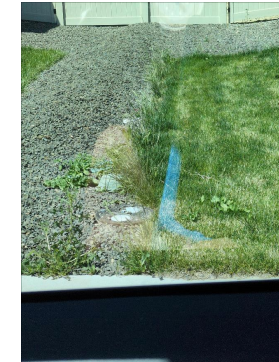
Inspection Occurred Date 6/1/2025 To 6/30/2025 11:59:00 PM

Klamath Falls HOA

Street #	Street Name	Unit#	Lot #	Resident/Account Number	Inspection	Type	Next Process	Closed
16363	Whitley Ave		18	Marisela Marcial and Santos Armenta/82033	6/9/2025	Yard Maintenance/ We	7/3/2025	

Violation: Weeds in yard need to be controlled.

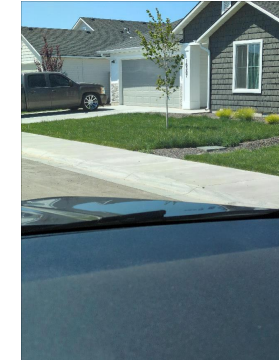
Created	Action	Type	Note	Days	Fine
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/13/2025	6/13/2025	Note	Compliance Letter Notification: 765214.pdf: jv.marcial@gmail.com	0	0
6/19/2025	6/19/2025	Note	Letter eDistributed: 765214.pdf Message: "{"firstClassId": "65ce87bf-bddd-4dad-8b8c-4bcd1f6f5a4", "message": "success"}"	0	0



16387	Whitley Ave		16	Isaac Lizarraga Padilla / Jacqueline Barajas/82	6/9/2025	Yard Maintenance/ We	7/3/2025	
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Violation: Yard needs mowed and maintained

Created	Action	Type	Note	Days	Fine
6/9/2025	6/9/2025	Note	Photo attached to notice.	0	0
6/13/2025	6/13/2025	1st Observation	Processed Sequence	20	0
6/18/2025	6/18/2025	Note	Letter eDistributed: 765221.pdf Message: "{"firstClassId": "e67386c1-a940-4f53-bb30-3dd1f8a9900b", "message": "success"}"	0	0



Klamath Falls HOA

Agenda Items

Open/Unresolved Board Topics.

Please review and make notes of resolution.

If the next page is blank, there are no "Open Items" for review.

Prepared by:

MGM Association Management

Phone: 208-846-9189

Fax: 208-955-2675

Web: www.goMGM.com

Email: info@mgm.replypro.homes

No Data to Print

Architectural Log

Received Date 6/1/2025 To 6/30/2025 11:59:00 PM

Klamath Falls HOA

Street #	Street Name	Unit#	Lot	Block	Section	Resident Name	Received	Closed	Status
12904	Ashfield St		03	10	02	Christopher and Ilene Arzaga	6/13/2025		Approved w/condi
Modification: Requesting that my pop up trailer be parked in front of my residence for maintenance and modifications. After, the pop trailer will be properly stored.							Condition: As discussed via our HOA board meeting - this grants a one week period of time for service or maintenance. A warning included that if it remains after, local authorities will be called to be tagged and towed.		
6/13/2025	Note:	Application							
6/16/2025	Note:	Approved with conditions by board.							
12964	Carkhill St		11	01	03	Katelin Huitema and James R Boparai	6/12/2025		Approved
Modification: Extending Driveway. Driveway will extend approximately 5.5 feet from its original into the grass side of the yard. The back yard will have a concrete sidewalk wrapping around the house. On the side with the air conditioner, there will be steps to match the elevation. On the other side, the original porch will be extended out about a foot and a half and the wrap around sidewalk will be where the rocks are.							Condition:		
6/12/2025	Note:	Application							
6/12/2025	Note:	file							
6/13/2025	Note:	board approved.							
16457	Fenwick Ave		13	01	03	Christine and Kevin Black	6/5/2025		Approved
Modification: Concrete from front corner edge of foundation to the fence line. Maybe 3' deep x 5' wide for connection to walkway path being placed in backyard. Please note that it is the section that contains the yellow highlight in the drawing only.							Condition:		
6/5/2025	Note:	site map							
6/5/2025	Note:	Board voted to approve.							
16440	Taggart Ave		18	07	02	Jobana Guadalupe and Brandon Boyer	6/21/2025		Approved
Modification: adding a wood structure to the side of our backyard patio to increase our privacy. This Structure will stand 6FT tall and e built alongside the slab at 10FT wide. The materials will be two 4x4 posts, concrete to set the posts, 2x4's, and the color or the structure will be the color of the wood, but stained to seal.							Condition:		
6/21/2025	Note:	Application							
6/21/2025	Note:	Photo 1							
6/21/2025	Note:	Photo 2							
6/23/2025	Note:	Approved by board.							

Klamath Falls HOA

Budget vs Actual with Account Numbers

Posted 6/1/2025 To 6/30/2025 11:59:00 PM

	Current Period Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Income</u>							
4000 Dues	2,194.57	0.00	2,194.57	81,186.48	75,415.00	5,771.48	75,415.00
4010 Late Fees	174.94	0.00	174.94	1,405.16	0.00	1,405.16	0.00
4060 Set up Fee	150.00	0.00	150.00	5,100.00	0.00	5,100.00	0.00
4080 Transfer Fee	600.00	0.00	600.00	5,850.00	0.00	5,850.00	0.00
4085 Fine Income	0.00	0.00	0.00	150.00	0.00	150.00	0.00
4095 Interest Income	3.90	0.00	3.90	19.79	0.00	19.79	0.00
TOTAL Income	3,123.41	0.00	3,123.41	93,711.43	75,415.00	18,296.43	75,415.00
TOTAL Income	3,123.41	0.00	3,123.41	93,711.43	75,415.00	18,296.43	75,415.00
Expense							
<u>Administrative</u>							
6210 Annual Meeting	0.00	0.00	0.00	150.00	25.00	(125.00)	25.00
6220 Insurance	0.00	0.00	0.00	120.00	2,855.00	2,735.00	2,855.00
6230 Bank Fees	0.00	0.00	0.00	10.00	10.00	0.00	10.00
6240 Postage	48.91	0.00	(48.91)	544.85	600.00	55.15	600.00
6250 Printing	55.90	0.00	(55.90)	989.95	1,000.00	10.05	1,000.00
6260 Tax Preparation/Vendor	0.00	0.00	0.00	270.00	300.00	30.00	300.00
6280 State Tax	0.00	0.00	0.00	10.00	10.00	0.00	10.00
TOTAL Administrative	104.81	0.00	(104.81)	2,094.80	4,800.00	2,705.20	4,800.00
<u>Common Area</u>							
6405 Snow Removal	(1,877.50)	0.00	1,877.50	8,275.00	600.00	(7,675.00)	600.00
6410 Power Bill	14.65	0.00	(14.65)	100.79	350.00	249.21	350.00
6411 Pet Station Maintenance	216.00	0.00	(216.00)	1,404.00	3,800.00	2,396.00	3,800.00
6420 Common Area Repair	0.00	0.00	0.00	0.00	1,500.00	1,500.00	1,500.00
6421 Pest Control	378.00	0.00	(378.00)	945.00	3,800.00	2,855.00	3,800.00
6422 Fence Repair	0.00	0.00	0.00	0.00	500.00	500.00	500.00
6430 Sprinkler Repair	6,542.08	0.00	(6,542.08)	7,532.58	2,500.00	(5,032.58)	2,500.00
6450 Playground Repairs/Mair	0.00	0.00	0.00	575.00	1,150.00	575.00	1,150.00
6470 Tree Replacement & Mai	0.00	0.00	0.00	0.00	5,000.00	5,000.00	5,000.00
TOTAL Common Area	5,273.23	0.00	(5,273.23)	18,832.37	19,200.00	367.63	19,200.00
<u>Contract</u>							
6310 Landscape Contract	0.00	0.00	0.00	17,322.90	41,575.00	24,252.10	41,575.00
6311 Landscape Non-Contract	0.00	0.00	0.00	2,175.00	0.00	(2,175.00)	0.00
6380 Management Contract	0.00	0.00	0.00	5,614.90	10,772.00	5,157.10	10,772.00
6390 Management Non-Contract	0.00	0.00	0.00	1,975.00	0.00	(1,975.00)	0.00
TOTAL Contract	0.00	0.00	0.00	27,087.80	52,347.00	25,259.20	52,347.00
<u>Enforcement</u>							
6610 Bad Debt	0.00	0.00	0.00	90.00	250.00	160.00	250.00
6620 Enforcement/Attorney	0.00	0.00	0.00	1,000.00	300.00	(700.00)	300.00
6630 Collection Enforcement	0.00	0.00	0.00	(272.08)	200.00	472.08	200.00
6640 Certified Mailing	585.00	0.00	(585.00)	(179.25)	90.00	269.25	90.00

Klamath Falls HOA

Budget vs Actual with Account Numbers

Posted 6/1/2025 To 6/30/2025 11:59:00 PM

	Current Period Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
TOTAL Enforcement	585.00	0.00	(585.00)	638.67	840.00	201.33	840.00
<u>Irrigation</u>							
6530 Irrigation Water Assessm	0.00	0.00	0.00	2,076.12	1,510.00	(566.12)	1,510.00
TOTAL Irrigation	0.00	0.00	0.00	2,076.12	1,510.00	(566.12)	1,510.00
TOTAL Expense	5,963.04	0.00	(5,963.04)	50,729.76	78,697.00	27,967.24	78,697.00
Excess Revenue / Expense	(2,839.63)	0.00	(2,839.63)	42,981.67	(3,282.00)	46,263.67	(3,282.00)

Balance Sheet

Tuesday, July 15, 2025

14:21

Posted 06/30/2025

Klamath Falls HOA

Assets

Bank

CIT Checking	61,168.01
CIT Reserve	9,006.24

<u>Total Bank</u>	<u>70,174.25</u>
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<i>Total Assets</i>	<u><u>70,174.25</u></u>
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Liabilities & Equity

Equity

Equity	27,192.58
Net Income	42,981.67

<u>Total Equity</u>	<u>70,174.25</u>
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<i>Total Liabilities & Equity</i>	<u><u>70,174.25</u></u>
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Check Detail

Check Date 6/1/2025 To 6/30/2025 11:59:00 PM

Klamath Falls HOA

CIT Checking

0	6/20/2025	Idaho Power		14.65	PAID
Inv. # 200272539455		6410 Power Bill Acct 2227151756 - Conf #200272539455	14.65	Operating	
722	6/2/2025	Pestcom Pest Management		189.00	PAID
Inv. # 461222		6421 Pest Control Commercial Vole & Gopher	189.00	Operating	
723	6/13/2025	MGM Association Management		734.81	PAID
Inv. # BB3273052505		6240 Postage	48.91	Operating	
Inv. # BB3273052505		6640 Certified Mailing Certified Mail	630.00	Operating	
Inv. # BB3273052505		6250 Printing Statement, Envelope, Correspondence	55.90	Operating	
724	6/13/2025	Lawn Logic		6,542.08	PAID
Inv. # 19026		6430 Sprinkler Repair Irrigation/sprinkler repairs	6,542.08	Operating	
725	6/13/2025	Pestcom Pest Management		189.00	PAID
Inv. # 458188		6421 Pest Control Commercial Vole & Gopher	189.00	Operating	
726	6/13/2025	Dog PooPros		216.00	PAID
Inv. # 17404		6411 Pet Station Maintenance Pet station maintenance	216.00	Operating	
727	6/20/2025	Idaho Power		14.65	VOIDED
		6410 Power Bill	14.65	Operating	

Total	7,900.19
Voided	14.65
CIT Checking TOTAL \$	7,885.54

MGM Deposit Transaction Detail

Klamath Falls HOA

1000 CIT

Account #: *****0726

Routing #: 104002894

Code	Date	Source	Unit Address	Amount	Batch #
Payment - CIT	6/2/2025	Batch Adjustment	16347 Fenwick Ave	-150.00	0
Payment - CIT	6/2/2025	Batch Adjustment	16408 Fenwick Ave	-283.49	0
		6/2/2025	Count: 2	-433.49	
Payment - CIT	6/4/2025	Lockbox	12928 Ashfield St	-43.75	0
		6/4/2025	Count: 1	-43.75	
Payment - CIT	6/5/2025	Lockbox	12759 Carkhill St	-636.20	0
Payment - CIT	6/5/2025	Lockbox	12819 Devonshire St	-125.00	0
		6/5/2025	Count: 2	-761.20	
Payment - CIT	6/6/2025	Lockbox	12846 Canyon Falls St.	-402.49	0
Payment - CIT	6/6/2025	Lockbox	12882 Canyon Falls	-30.00	0
Payment - CIT	6/6/2025	Batch Adjustment	16390 Whitley Ave	-476.51	0
		6/6/2025	Count: 3	-909.00	
Payment - CIT	6/9/2025	Lockbox	12847 Carkhill St	-180.25	0
		6/9/2025	Count: 1	-180.25	
Payment - CIT	6/16/2025	Lockbox	12771 Kinaid St	-43.75	0
Payment - CIT	6/16/2025	Lockbox	16413 Kelso Way	-54.00	0
		6/16/2025	Count: 2	-97.75	
Payment - CIT	6/20/2025	Lockbox	12783 Carkhill St	-50.00	0
		6/20/2025	Count: 1	-50.00	
Payment - CIT	6/23/2025	Batch Adjustment	16306 Kelso Way	-348.27	0
		6/23/2025	Count: 1	-348.27	
Payment - CIT	6/24/2025	Lockbox	16440 Taggart Ave	-47.05	0
		6/24/2025	Count: 1	-47.05	
Payment - CIT	6/25/2025	Lockbox	12786 Devonshire St	-100.00	0
		6/25/2025	Count: 1	-100.00	
Payment - CIT	6/26/2025	Batch Adjustment	12756 Ashfield St	-150.00	0
		6/26/2025	Count: 1	-150.00	
Payment - CIT	6/30/2025	Lockbox	12757 Ashfield St	-43.75	0
		6/30/2025	Count: 1	-43.75	
				-3,164.51	

Vendor Ledger/History

Tuesday, July 15, 2025

14:21

Check Date 6/1/2025 To 6/30/2025 11:59:00 PM

Vch #	Invoice # Inv Date	GL Date Due Date	Expense	Invoice Amt	Amount Paid	Balance
Dog PooPros						
126275	17404	6/13/2025	1000			
	6/4/2025	6/18/2025	Pet station maintenance			
	Klamath Falls HOA		6411 Pet Station Maintenance	216.00	216.00	0.00
	Check: 726	6/13/2025			216.00	0.00
Count: 1			Total: Dog PooPros	216.00	216.00	0.00
Idaho Power						
126438	200272539455	6/20/2025	1000			
	6/20/2025	6/20/2025	Acct 2227151756 - Conf #200272539455			
	Klamath Falls HOA		6410 Power Bill	14.65	14.65	0.00
	Check: 0	6/20/2025			14.65	0.00
Count: 1			Total: Idaho Power	14.65	14.65	0.00
Lawn Logic						
126273	19026	6/13/2025	1000			
	6/1/2025	7/1/2025	Irrigation/sprinkler repairs			
	Klamath Falls HOA		6430 Sprinkler Repair	6,542.08	6,542.08	0.00
	Check: 724	6/13/2025			6,542.08	0.00
Count: 1			Total: Lawn Logic	6,542.08	6,542.08	0.00
MGM Association Management						
126270	BB3273052505	6/13/2025	1000			
	6/2/2025	6/2/2025	Postage			
	Klamath Falls HOA		6240 Postage	48.91	48.91	0.00
126270	BB3273052505	6/13/2025	1000			
	6/2/2025	6/2/2025	Certified Mail			
	Klamath Falls HOA		6640 Certified Mailing	630.00	630.00	0.00
126270	BB3273052505	6/13/2025	1000			
	6/2/2025	6/2/2025	Statement, Envelope, Correspondence			
	Klamath Falls HOA		6250 Printing	55.90	55.90	0.00
	Check: 723	6/13/2025			734.81	0.00
Count: 1			Total: MGM Association Management	734.81	734.81	0.00
Pestcom Pest Management						
125745	461222	6/2/2025	1000			
	5/29/2025	6/28/2025	Commercial Vole & Gopher			
	Klamath Falls HOA		6421 Pest Control	189.00	189.00	0.00
	Check: 722	6/2/2025			189.00	0.00
126274	458188	6/13/2025	1000			
	4/30/2025	5/30/2025	Commercial Vole & Gopher			
	Klamath Falls HOA		6421 Pest Control	189.00	189.00	0.00
	Check: 725	6/13/2025			189.00	0.00

Vendor Ledger/History

Tuesday, July 15, 2025

14:21

Check Date 6/1/2025 To 6/30/2025 11:59:00 PM

Vch #	Invoice #	GL Date	Expense	Invoice Amt	Amount Paid	Balance
	Inv Date	Due Date				
Count:	2		Total: Pestcom Pest Management	378.00	378.00	0.00

Klamath Falls HOA
Bank Reconciliation Expanded Detail Consolidated

Bank: CIT Checking Account: *****0726

Statement Date: 6/30/2025

G/L Balance: 60,531.81

Linked Statement: 071325192631_0726_DepositStatements_063025.PDF

Statement Balance: 60,025.10

Item	Date	Check #	Amount	Balance
			Previous Balance:	64,617.28
Idaho Power	5/22/2025	Auto	-8.49	64,608.79
MGM Association Management	5/30/2025	721	-1,181.60	63,427.19
Pestcom Pest Management	6/2/2025	722	-189.00	63,238.19
MGM Association Management	6/13/2025	723	-734.81	62,503.38
Lawn Logic	6/13/2025	724	-6,542.08	55,961.30
Pestcom Pest Management	6/13/2025	725	-189.00	55,772.30
Dog PooPros	6/13/2025	726	-216.00	55,556.30
Idaho Power	6/20/2025	0	-14.65	55,541.65
		Total Checks:	-9,075.63	
Lockbox	5/30/2025		75.00	55,616.65
Adjustment Batch	6/2/2025		433.49	56,050.14
Lockbox	6/4/2025		43.75	56,093.89
Reimbursement from CBH- Snow Removal for On The B	6/4/2025		1,877.50	57,971.39
Account Void: Void Transaction	6/5/2025		-636.20	57,335.19
Lockbox	6/5/2025		761.20	58,096.39
Adjustment Batch	6/6/2025		476.51	58,572.90
Lockbox	6/6/2025		432.49	59,005.39
Lockbox	6/9/2025		180.25	59,185.64
Lockbox	6/16/2025		97.75	59,283.39
Lockbox	6/20/2025		50.00	59,333.39
Adjustment Batch	6/23/2025		348.27	59,681.66
Lockbox	6/24/2025		47.05	59,728.71
Lockbox	6/25/2025		100.00	59,828.71
Adjustment Batch	6/26/2025		150.00	59,978.71
Bank Reconcile: Interest Earned	6/30/2025		2.64	59,981.35
Lockbox	6/30/2025		43.75	60,025.10
		Total Deposits / Adjustments:	4,483.45	
			Statement Balance:	60,025.10

Voided Checks In Period:

Check #	Date	Reference	Voided Checks
* 727	6/20/2025	Idaho Power	14.65
			14.65

Outstanding Items:

Date	Reference	Uncleared Deposits
5/16/2025	Adjustment Batch	506.71
		506.71

* voided check

Klamath Falls HOA
Bank Reconciliation Expanded Detail Consolidated

Bank Reconciliation Summary: CIT Checking Account: **0726**

G/L Balance:	60,531.81
Uncleared Checks, Credits:	0.00
Uncleared Deposits, Debits:	506.71
G/L Difference:	60,025.10
Statement Balance:	60,025.10
G/L and Balance Difference:	0.00

Klamath Falls HOA
Bank Reconciliation Expanded Detail Consolidated

Bank: CIT Reserve Account: *****0263

Statement Date: 6/30/2025

G/L Balance: 9,006.24

Linked Statement: 071325193541_0263_DepositStatements_063025.PDF

Statement Balance: 9,006.24

Item	Date	Check #	Amount	Balance
			Previous Balance:	9,004.98
Bank Reconcile: Interest Earned	6/30/2025		1.26	9,006.24
		Total Deposits / Adjustments:	1.26	
			Statement Balance:	9,006.24

Outstanding Items:

Bank Reconciliation Summary: CIT Reserve Account: ***0263**

G/L Balance:	9,006.24
Uncleared Checks, Credits:	0.00
Uncleared Deposits, Debits:	0.00
G/L Difference:	9,006.24
Statement Balance:	9,006.24
G/L and Balance Difference:	0.00

Klamath Falls HOA

Bank Statement Attachments



PO Box 64084
Phoenix, AZ 85082
866.800.4656 (toll free)

MGM ASSOCIATION MANAGEMENT AGENT FOR
KLAMATH FALLS HOMEOWNERS ASSOCIATION INC
OPERATING
289 SW 5TH AVE
MERIDIAN ID 83642-2997

*******0726 - CAB INTEREST CHECKING**

Beginning Balance	\$64,617.28	Average Daily Balance	\$64,271.06
Total Deposits	\$5,117.01	Year-To-Date Interest Paid	\$13.55
Total Withdrawals	\$9,711.83	Days in Statement Period	30
Interest Paid	\$2.64	Annual Percentage Yield Earned	0.05%
Ending Balance	\$60,025.10		

TRANSACTION DETAIL

DEPOSITS/CREDITS

Date	Description	Amount
06/02	PAYLEASE.COM CREDIT MGM ASSOCIATION MANAGE #####3532	\$75.00
06/04	IMAGE DEPOSIT	\$433.49
06/05	LOCKBOX DEPOSIT	\$125.00
06/05	PAYLEASE.COM CREDIT MGM ASSOCIATION MANAGE #####0956	\$43.75
06/06	IMAGE DEPOSIT	\$1,877.50
06/06	PAYLEASE.COM CREDIT MGM ASSOCIATION MANAGE #####4794	\$636.20
06/09	PAYLEASE.COM CREDIT MGM ASSOCIATION MANAGE #####5337	\$402.49
06/09	LOCKBOX DEPOSIT	\$180.25
06/09	PAYLEASE.COM CREDIT MGM ASSOCIATION MANAGE #####4167	\$30.00
06/10	IMAGE DEPOSIT	\$476.51
06/16	LOCKBOX DEPOSIT	\$97.75

DEPOSITS/CREDITS

Date	Description	Amount
06/20	LOCKBOX DEPOSIT	\$50.00
06/24	IMAGE DEPOSIT	\$348.27
06/25	PAYLEASE.COM CREDIT MGM ASSOCIATION MANAGE #####2390	\$47.05
06/26	PAYLEASE.COM CREDIT MGM ASSOCIATION MANAGE #####2274	\$100.00
06/27	IMAGE DEPOSIT	\$150.00
06/30	LOCKBOX DEPOSIT	\$43.75
06/30	INTEREST PYMT	\$2.64

WITHDRAWALS/DEBITS

Date	Description	Amount
06/02	IDAHO POWER CO. POWER BILL MGM *MANAGEMENT 0854697	\$8.49
06/02	888C058751233121 27182 MGM ASSOCIATION A721	\$1,181.60
06/03	888C295367912819 27183 PESTCOM PEST MAN V722	\$189.00
06/09	PAYLEASE.COM REV2ZEGO #####9514	\$636.20
06/16	888C426289925734 27183 PESTCOM PEST MAN V725	\$189.00
06/16	888C185382685641 27182 MGM ASSOCIATION A723	\$734.81
06/23	IDAHO POWER CO. POWER BILL - *- 8890232	\$14.65

CHECKS (IN NUMERIC ORDER)

Date	Check #	Amount	Date	Check #	Amount
06/24	724	\$6,542.08	06/27	726 *	\$216.00

* Skip in check sequence



999-00000-000000

PO Box 64084
 Phoenix, AZ 85082
 866.800.4656 (toll free)

MGM ASSOCIATION MANAGEMENT AGENT FOR
 KLAMATH FALLS HOMEOWNERS ASSOCIATION INC
 RESERVE
 289 SW 5TH AVE
 MERIDIAN ID 83642-2997

*******0263 - CAB MONEY MARKET**

Beginning Balance	\$9,004.98	Average Daily Balance	\$9,004.98
Total Deposits	\$0.00	Year-To-Date Interest Paid	\$6.24
Total Withdrawals	\$0.00	Days in Statement Period	30
Interest Paid	\$1.26	Annual Percentage Yield Earned	0.17%
Ending Balance	\$9,006.24		

TRANSACTION DETAIL

DEPOSITS/CREDITS

Date	Description	Amount
06/30	INTEREST PYMT	\$1.26

Klamath Falls HOA

AP Attachments



**Pestcom Pest Management,
LLC**
16201 N 20th St Suite 110
Nampa, ID 83687
(208) 639-1776

Invoice
12872 Carkhill St

INVOICE NO. ACCOUNT NUMBER
458188 62693

INVOICE DATE
04/30/2025

LICENSE

**Attn: MGM - Kassie Klamath Falls
HOA
MGM Association Management
12872 Carkhill St
Caldwell, ID 83607**

DUE DATE (NET 30 TERMS)
05/30/2025

AMOUNT DUE
\$189.00

MGM Association Management (Acct #: 62693)

ITEM	QUANTITY	PRICE	SUBTOTAL
Commercial Vole & Gopher	1	\$189.00	\$189.00

Additional Notes

Pestcom Pest Management - Your Year-Round Partner for a Pest-Free Home, Healthy Lawn & Festive Winter Accents
At Pestcom Pest Management, we're committed to protecting your home and enhancing your outdoor spaces all year long. Whether it's preventing unwelcome pests, maintaining a lush, vibrant lawn, or adding seasonal charm with our holiday lighting services during winter, our comprehensive solutions are designed with your satisfaction and safety in mind. We offer reliable pest control, lawn care, and festive lighting options to keep your property in peak condition throughout every season. Thank you for choosing Pestcom Pest Management. For any questions or further assistance, please feel free to reach out.
Important: A late fee of \$20.00 per invoice will be applied to all past-due accounts. If you experience any issues with payment or your ability to pay, please contact our office immediately to address the matter before your account goes past due.
For immediate inquiries, call our office at [(208) 639-1776] Monday through Friday 8am - 5pm, or the National Pest Emergency Control hotline at [800-222-1222] 24 hours, 7 days a week.

Subtotals	\$189.00
Total Discounts	\$0.00
Taxes	\$0.00
Invoice Total	\$189.00
Amount Paid	\$0.00
Amount Due	\$189.00



Pestcom Pest Management, LLC
 16201 N 20th St Suite 110
 Nampa, ID 83687
 (208) 639-1776

Invoice
 12872 Carkhill St

INVOICE NO. ACCOUNT NUMBER
461222 62693

INVOICE DATE
05/29/2025

LICENSE

**Attn: MGM - Kassie Klamath Falls
 HOA
 MGM Association Management
 12872 Carkhill St
 Caldwell, ID 83607**

DUE DATE (NET 30 TERMS)
06/28/2025

AMOUNT DUE
\$189.00

MGM Association Management (Acct #: 62693)

ITEM	QUANTITY	PRICE	SUBTOTAL
Commercial Vole & Gopher		\$189.00	\$189.00

Additional Notes

Pestcom Pest Management - Your Year-Round Partner for a Pest-Free Home, Healthy Lawn & Festive Winter Accents
 At Pestcom Pest Management, we're committed to protecting your home and enhancing your outdoor spaces all year long. Whether it's preventing unwelcome pests, maintaining a lush, vibrant lawn, or adding seasonal charm with our holiday lighting services during winter, our comprehensive solutions are designed with your satisfaction and safety in mind. We offer reliable pest control, lawn care, and festive lighting options to keep your property in peak condition throughout every season. Thank you for choosing Pestcom Pest Management. For any questions or further assistance, please feel free to reach out.
Important: A late fee of \$20.00 per invoice will be applied to all past-due accounts. If you experience any issues with payment or your ability to pay, please contact our office immediately to address the matter before your account goes past due.
 For immediate inquiries, call our office at [(208) 639-1776] Monday through Friday 8am - 5pm, or the National Pest Emergency Control hotline at [800-222-1222] 24 hours, 7 days a week.

Subtotals	\$189.00
Total Discounts	\$0.00
Taxes	\$0.00
Invoice Total	\$189.00
Amount Paid	\$0.00
Amount Due	\$189.00

Lawn Logic

PO Box 1316
Meridian, ID 83680 US
billing@lawnlogic208.com
www.lawnlogic208.com

INVOICE

BILL TO

Klamath Falls HOA - c/o MGM
Association Management
PO Box 1246
Meridian, ID 83680

INVOICE # 19026

DATE 06/01/2025

DUE DATE 07/01/2025

TERMS Net 30

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Service Call	Standard Service Call 5-7-25 for flooding and N entrance	1	120.00	120.00
	Additional Sprinkler Labor	Additional Sprinkler Labor	1.50	105.00	157.50
	Sprinkler Parts	Valve, Solenoid and misc. fittings	1	285.00	285.00
	Irrigation Check Repair	Parts and repairs needed during monthly irrigation check. 5-13-25	1	1,083.75	1,083.75
	Service Call	Standard Service Call 5-22-25 repair breaks in drain fields	1	120.00	120.00
	Additional Sprinkler Labor	Additional Sprinkler Labor	0.25	105.00	26.25
	Sprinkler Parts	Misc. Heads, Fittings and Nozzles	1	135.00	135.00
	3030 Weed Spray	Weed Spray re spray drain pits after turning sand. Re apply pre emergent and round up. 120 Gallons and 2 man hours	1	1,150.00	1,150.00
	1206	June Monthly Service Contract 6 of 12	1	3,464.58	3,464.58

Please mail payments to:
PO Box 1316
Meridian, ID 83680

BALANCE DUE

\$6,542.08

Pay invoice



PO Box 1246
Meridian, ID,83680

Klamath Falls HOA
c/o MGM Association Management
PO Box 1246
Meridian, ID,83680

INVOICE

Total: \$734.81

Invoice no
bb3273052505

Date range
5/1/2025 - 5/31/2025

Date	Description	Quantity	Amount	Total
5/1/2025	Monthly Statements Order No. 59264529, Order Inv No. 304925			
	Statement	15	\$0.22	\$3.30
	E-Statements via Data File	17	\$0.05	\$0.85
	E-Statements (Additional)	6	\$0.15	\$0.90
	Return Envelope	15	\$0.20	\$3.00
	Standard Envelope	15	\$0.20	\$3.00
	Postage (letter 1oz)	15	\$0.73	\$10.95
				\$22.00
5/1/2025	Monthly Statements Order No. ac484a7a, Order Inv No. 304990			
	Statement	15	\$0.22	\$3.30
	E-Statements via Data File	17	\$0.05	\$0.85
	E-Statements (Additional)	6	\$0.15	\$0.90
	Return Envelope	15	\$0.20	\$3.00
	Standard Envelope	15	\$0.20	\$3.00
	Postage (letter 1oz)	15	\$0.73	\$10.95
				\$22.00
5/4/2025	Order No. 3d192b83, Order Inv No. 305413			
	Certified Mail	14	\$45.00	\$630.00
	Correspondence Handling	2	\$0.20	\$0.40
	Correspondence Handling	14	\$0.20	\$2.80
	Correspondence Address Sheet	2	\$0.25	\$0.50
	Correspondence Address Sheet	14	\$0.25	\$3.50
	Correspondence Additional Sheet	14	\$0.25	\$3.50
	Certified Mail Additional Sheet	14	\$0.25	\$3.50
	Postage (letter 1oz)	2	\$0.73	\$1.46
	Postage (letter 1oz)	14	\$0.73	\$10.22
	Standard Envelope	2	\$0.20	\$0.40
	Standard Envelope	14	\$0.20	\$2.80
				\$659.08
5/11/2025	Order No. 6f05ecce, Order Inv No. 309166			
	Correspondence Handling	18	\$0.20	\$3.60
	Correspondence Address Sheet	18	\$0.25	\$4.50
	Correspondence Additional Sheet	8	\$0.25	\$2.00

Date	Description	Quantity	Amount	Total
	Postage (letter 1oz)	18	\$0.73	\$13.14
	Standard Envelope	18	\$0.20	\$3.60
				\$26.84
<hr/>				
5/14/2025	12902 Canyon Falls St			
	Order No. dc7b76dc, Order Inv No. 313007			
	Correspondence Handling	1	\$0.20	\$0.20
	Correspondence Address Sheet	1	\$0.25	\$0.25
	Correspondence Additional Sheet	1	\$0.25	\$0.25
	Postage (letter 1oz)	1	\$0.73	\$0.73
	Standard Envelope	1	\$0.20	\$0.20
				\$1.63
<hr/>				
5/16/2025	12898 Carkhill St			
	Order No. 069816f1, Order Inv No. 313960			
	Correspondence Handling	1	\$0.20	\$0.20
	Correspondence Address Sheet	1	\$0.25	\$0.25
	Correspondence Additional Sheet	1	\$0.25	\$0.25
	Postage (letter 1oz)	1	\$0.73	\$0.73
	Standard Envelope	1	\$0.20	\$0.20
				\$1.63
<hr/>				
5/30/2025	16390 Whitley Ave			
	Order No. 9cbcb942, Order Inv No. 325503			
	Correspondence Handling	1	\$0.20	\$0.20
	Correspondence Address Sheet	1	\$0.25	\$0.25
	Correspondence Additional Sheet	1	\$0.25	\$0.25
	Postage (letter 1oz)	1	\$0.73	\$0.73
	Standard Envelope	1	\$0.20	\$0.20
				\$1.63
<hr/>				
			Total	\$734.81



Dog PooPros

996 West Egret Drive | Meridian, Idaho 83642
208-766-7767 | Info@dogpoopros.com | Dogpoopros.com

RECIPIENT:

Klamath Falls
12759 Carkhill Street
Caldwell, Idaho 83607

Invoice #17404	
Issued	Jun 03, 2025
Due	Jun 18, 2025
Total	\$216.00
Account Balance	\$216.00

Dog PooPros Services Completed

Product/Service	Description	Qty.	Unit Price	Total
May 07, 2025				
Pet Waste Station Maintenance	Dog PooPros will service your community Pet Waste Station by emptying the trash cylinder, adding a new thick trash liner, adding new pet waste bags, disinfecting, scooping around station as needed and disposing waste at the Meridian Transfer Station.	4	\$13.50	\$54.00
May 14, 2025				
Pet Waste Station Maintenance	Dog PooPros will service your community Pet Waste Station by emptying the trash cylinder, adding a new thick trash liner, adding new pet waste bags, disinfecting, scooping around station as needed and disposing waste at the Meridian Transfer Station.	4	\$13.50	\$54.00
May 21, 2025				
Pet Waste Station Maintenance	Dog PooPros will service your community Pet Waste Station by emptying the trash cylinder, adding a new thick trash liner, adding new pet waste bags, disinfecting, scooping around station as needed and disposing waste at the Meridian Transfer Station.	4	\$13.50	\$54.00
May 28, 2025				
Pet Waste Station Maintenance	Dog PooPros will service your community Pet Waste Station by emptying the trash cylinder, adding a new thick trash liner, adding new pet waste bags, disinfecting, scooping around station as needed and disposing waste at the Meridian Transfer Station.	4	\$13.50	\$54.00



Dog PooPros

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Thank you for your business. Please contact us with any questions regarding this invoice.

Dog PooPros LLC 83-3218942

Total	\$216.00
Account balance	\$216.00

[Pay Now](#)



Thank You!

Confirmation #200272539455

Your payment is being processed. Please print this page or keep a record of your confirmation number.

Account #2227151756

 PRINT

Payment Method

Checking Account

Payment Amount

\$14.65

Payment Date

06/20/25

Total Payment

\$14.65

MAKE ANOTHER PAYMENT