

2016

ANNUAL STATISTICS AND

INVENTORY FOR

SUNRIVER, OREGON

**Enclosed are the annual statistics and inventory by Village
and Lane for Sunriver as of
December 31, 2016.**

SUNRIVER OWNERS ASSOCIATION

**Printed copies are available at the SROA Community Development Office for \$1.00
Or
View on-line at www.sunriverowners.org**

Rev. 1/23/17

Sunriver Owners Association Community Development Department Year End Report 2016

STAFF

Staff levels remained constant at three full time members (consisting of the Office Manager, Code Enforcement Officer, and Department Director) and one part time Field Specialist position. A chief goal is to continue the concerted environmental effort of reducing office paper consumption. The process of transforming the existing paper archives associated with residential properties into a digital format has been completed, making staff access to these documents more efficient for all SROA Departments. This process will be ongoing as new projects are submitted to the Design Committee for review. The original hard copies continue to be achieved in a separate facility. It is our endeavor that we maintain high levels of service and commitment that translates into the protection of Sunriver's property values.

DESIGN COMMITTEE

Curt Wolf is currently in his 3rd year as Chairperson. Serving in his 7th year as a Committee member, Curt is instrumental in the day to day operations of the Design Committee. During Curt's tenure, the Design Committee has reviewed major projects including the SHARC facility along with continued renovations to the Village Mall and Sunriver Resort. Mark Feirer, who recently transitioned from alternate to full time status, has assumed the position of Vice Chairman.

The Design Committee's overall membership remained essentially unchanged throughout the year. When combined, standing members and alternates represent over 67 years of Committee service. Beyond staff assistance, the committee also has the resource of a consulting architect at their disposal. In the middle of his 5th year as SROA's Consulting Architect, Don Tempos' 33 years of professional experience are instrumental to the Committee's review process.

The depth and experience of the committee, staff and consulting architect have proved beneficial not only in the short term but will have a lasting influence on the Sunriver community for years to come. These members are to be commended for their efforts and commitment to the community.

WOOD ROOF AUDIT

Always a concern in Central Oregon is the threat of wildfire. One fire danger factor in Sunriver is the remaining number of wood roofs on existing homes. The charting of this specific fire hazard element by our department was initiated in 2006. This initial audit concluded that 18% or 746 structures (including SROA, commercial and resort property) with wood roofs remained.

As of December 2016, the total number of residential structures remaining with wood roofs was down to 55, as compared to the 68 at the start of 2016. This correlates to a 19% reduction in wood roofs for the year (92.6 % reduction since 2006) and brings the total percentage of residential wood roofs in Sunriver down to a record low of 1.8 %. This downward trend will continue as existing wood roofs reach their expected life span coupled with market influences and pressure from insurance carriers.

Commercial properties continued this downward trend as well with an overall reduction from 16 wood roofs in 2015 to a total of 9 in 2016.

ESCROW INSPECTIONS

The number of escrow inspections for 2016 (150) were higher than 2015 (136). When compared to the total number of property transactions for the year (301), this optional inspection reflects a participation rate of 50% for 2016 as compared to 46% for 2015. This represents a slight increase in participation and this trend hopefully will continue to rise going forward. For comparison the lowest participation rate in the last ten years occurred in 2010 when only 44% of transactions opted for this service.

These low participation rates are cause for concern. As new home owners enter the planned community of Sunriver, they may not be aware of potential and existing CC&R infractions relative to their new purchase. This translates into additional enforcement/education by staff and runs contrary to creating a welcoming first impression of the community for new members. It is therefore staff's longstanding recommendation to make this inspection mandatory for all changes of ownership to residential property within Sunriver.

CONSTRUCTION TRENDS

Construction activity, although mixed, remained strong for 2016. New homes and minor additions were up while addition/alterations remained stable and major commercial projects declined. Nevertheless commercial projects remained strong for 2016, continuing a trend that started several years ago with improvements to the Village Mall, Sunriver Resort and Multi-Family Residential properties.

New Construction:

While nearing complete build out, Sunriver continues to experience a healthy new construction environment. 2016 recorded seven new home starts, up from five starts in 2015. As of this report, there are 143 vacant residential lots in the Sunriver community. This equates to a 96% build out. With a large inventory of 30-40 year old homes coming to maturity in the near future, our office anticipates that the tear down/rebuild and most notably addition/alteration statistics will become more of a presence in charting the community's growth.

Additions and Alterations:

With fewer lots to build on and a large stock of older homes cycling through, the category of additions and alterations was predicted to continue trending on the strong side. This assumption was confirmed by the 29 addition/alteration projects this year. This mirrors the 29.3% ten year average, and perhaps better than any other category, reflects the overall general economy in Sunriver. With the continued economic recovery, it is anticipated that these numbers will remain robust.

Administrative Approvals:

Administrative approvals represent the largest amount in sheer numbers of all categories. This category accounts for a number of minor improvements to a property (ex: re-roofing, painting, landscaping, minor deck projects, etc.). 2016 showed an 8% increase when compared to 2015 and represents the highest total for this category since 2008. This continuing increase may be a result of the improved economic environment, which in turn may initiate previously delayed projects. This category is a key indicator of overall property maintenance and as such, is of major interest. It is perceived that as the economy continues to move forward, this category will continue to be vibrant.

Commercial Projects:

Four commercial projects were submitted to the committee in 2016, representing a decrease from nine projects in 2015. While major projects within the Village Mall have slowed, minor cosmetic improvements continue and the fruits of their efforts are on full display. The Resort continues renovations throughout their facilities. Upcoming Resort projects include a remodel to the Great Hall and landscape improvements along Center Drive. The Community Bible Church has proposed a major alteration to their existing facility with an anticipated 2017 start date. It is staff's consideration that this category will continue to show healthy activity in the years to come.

CONCLUSION

2016 proved to be a positive trending year that contributed to a dynamic and exciting opportunity for the Sunriver Community. From construction project activity to major community projects, progress has been marked. Looking forward, 2017 would appear to be on track toward a promising, active year for both staff and committee, as most economic indicators reflect a continued positive trend. The Community Development Department and the Design Committee have been, and will continue to be committed to protecting the investments of Sunriver at large. To learn more, please take a moment and review the attached data that our office has compiled.

Respectfully submitted,

Hugh Palcic
General Manager
CMCA® Certified Manager of Community Associations
AMS® Association Management Specialist

ANNUAL STATISTICS FOR SUNRIVER, OREGON

YEAR	HOME STARTS	TOTAL	CONDO STARTS	TOTAL	TOTAL STARTS
1968	3	3	113	113	116
1969	25	28	56	169	76
1970	26	54	57	226	83
1971	50	104	18	244	68
1972	93	197	48	292	141
1973	80	277	33	325	113
1974	23	300	0	325	23
1975	45	345	0	325	45
1976	65	410	19	344	84
1977	89	499	89	433	178
1978	137	636	15	448	152
1979	102	738	21	469	123
1980	117	855	32	501	149
1981	89	944	39	540	129
1982	64	1008	16	556	80
1983	114	1122	8	564	122
1984	98	1220	25	589	123
1985	103	1323	50	639	153
1986	128	1451	18	657	146
1987	106	1557	20	677	126
1988	100	1657	40	717	140
1989	131	1788	88	805	219
1990	204	1992	5	810	209
1991	127	2119	26	836	153
1992	136	2255	8	844	144
1993	96	2351	0	844	96
1994	86	2437	3	847	89
1995	67	2504	0	847	67
1996	76	2580	6	853	82
1997	84	2664	3	856	87
1998	102	2766	33	889	135
1999	76	2842	0	889	76
2000	46	2888	0	889	46
2001	23	2911	18	907	41
2002	17	2928	0	907	17
2003	31	2959	12	919	43
2004	27	2986	35	956	62
2005	26	3012	0	956	26
2006	18	3030	0	956	18
2007	10	3040	0	956	10
2008	5	3045	0	956	5
2009	2	3047	0	956	2

INVENTORY OF COMPLETED CONDOMINIUMS AND TOWNHOMES

CONDOS	TOTAL CONDOS	% BUILT OUT	FINISHED CONDOS	CONDOS U/C	UNBUILT CONDOS
Abbot Houses	20	100%	20	0	0
Alberello	26	100%	26	0	0
Aquila Lodges	18	100%	18	0	0
Circle Four Ranch	36	100%	36	0	0
Cluster Cabins	36	100%	36	0	0
Eaglewood Condos	29	100%	29	0	0
Fairway Village	38	100%	38	0	0
Fremont Crossing	47	100%	47	0	0
Kittyhawk	22	100%	22	0	0
Meadow House	89	100%	89	0	0
Mountain View Lodges	36	100%	36	0	0
Pines, The	65	100%	65	0	0
Pole Houses	30	100%	30	0	0
Quelah Condos	59	100%	59	0	0
Ranch Cabins	39	100%	39	0	0
Ridge Condos	46	100%	46	0	0
River Village	33	91%	30	0	3
Sky Line Condos	14	100%	14	0	0
SR Lodge Condos	137	80%	110	0	27
Stone Ridge	36	100%	36	0	0
Tennis Village	64	100%	64	0	0
Wildflower	66	100%	66	0	0
TOTALS	986	97%	956	0	30

The figures below show percent built out, finished single family homes, homes under construction and empty lots by Village as of December 31, 2016

VILLAGE	TOTAL LOTS	% BUILT OUT	FINISHED HOMES	HOMES U/C	EMPTY LOTS
Meadow Village	274	97%	266	1	7
Fairway Island	54	96%	52	0	2
Forest Park	236	97%	230	0	6
Overlook Park	110	96%	106	0	4
Mtn Village East	489	97%	471	1	17
Mtn Village West	148	97%	142	2	4
Sky Park	26	88%	23	0	3
River Village	388	93%	359	1	28
Fairway Crest Village	691	95%	651	2	38
Deer Park	401	94%	378	0	23
Fairway Point Village	404	97%	392	1	11
TOTALS	3221	96%	3070	8	143
			3078		

INVENTORY OF COMPLETED HOMES PER VILLAGE

MEADOW VILLAGE

BLOCK	# LOTS	LANE	FINISHED	UNDER CONSTRUCTION	EMPTY LOTS
2	10	SQUIRREL	10	0	0
3	12	BACKWOODS	12	0	0
4	15	WOODLAND	15	0	0
5	14	EAST PARK	14	0	0
6	13	PARKLAND	13	0	0
7	13	CENTRAL	12	0	1
8	9	FAWN	9	0	0
9	10	JACKPINE	10	0	0
10	9	LODGEPOLE	9	0	0
11	12	TRAPPER	12	0	0
12	13	PINEBOUGH	12	0	1
14	11	PIONEER	11	0	0
15	14	FOREST	14	0	0
16	11	PATHFINDER	11	0	0
17	9	PINENEEDLE	9	0	0
18	10	DESCHUTES	9	0	1
19	8	PINE CONE	8	0	0
20	17	VISTA	15	0	2
22	9	FAIRWAY	9	0	0
21	5	MEADOWLARK	5	0	0
24	25	QUELAH	25	0	0
25	25	MUIR	22	1	2
TOTAL:	274		266	1	7

TOTAL LOTS:	274
EMPTY LOTS:	7
% OF BUILD OUT	97%

INVENTORY OF COMPLETED HOMES PER VILLAGE

FAIRWAY ISLAND

BLOCK	# LOTS	LANE	FINISHED	UNDER CONSTRUCTION	EMPTY LOTS
1	5	SPYGLASS	5	0	0
2	7	OLYMPIC	7	0	0
3	7	MAKAHA	7	0	0
4	9	SALISHAN	9	0	0
5	8	COLONIAL	8	0	0
6	7	DORAL	6	0	1
7	5	OAKMONT	4	0	1
8	6	AUGUSTA	6	0	0
TOTAL:			52	0	2

TOTAL LOTS:	54
EMPTY LOTS:	2
% BUILD OUT	96%

INVENTORY OF COMPLETED HOMES PER VILLAGE

FOREST PARK

BLOCK	# LOTS	LANE	FINISHED	UNDER CONSTRUCTION	EMPTY LOTS
1	19	ANTELOPE	19	0	0
2	8	BOBCAT	7	0	1
3	20	COYOTE	20	0	0
4	20	DEER	20	0	0
5	13	ELK	13	0	0
6	9	FOX	8	0	1
7	9	GRIZZLY	9	0	0
8	13	HARE	12	0	1
9	9	JAY	8	0	1
10	9	KILLDEER	9	0	0
11	8	LYNX	8	0	0
12	12	MUSKRAT	12	0	0
13	8	MINK	8	0	0
14	12	OTTER	12	0	0
15	15	PUMA	14	0	1
16	11	QUAIL	11	0	0
17	11	RACCOON	10	0	1
18	13	STAG	13	0	0
19	6	WOLF	6	0	0
20	11	ALTA	11	0	0
TOTAL:	236		230	0	6

TOTAL LOTS:	236
EMPTY LOTS:	6
% BUILD OUT	97%

INVENTORY OF COMPLETED HOMES PER VILLAGE

OVERLOOK PARK

BLOCK	# LOTS	LANE	FINISHED	UNDER CONSTRUCTION	EMPTY LOTS
1	11	LOWLAND	11	0	0
2	13	LANDRISE*	11	0	2
3	10	LEISURE	10	0	0
4	7	LITTLE COURT	6	0	1
5	9	LOFTY	9	0	0
6	8	LOOKOUT	8	0	0
7	8	MOUNTAIN VIEW	8	0	0
8	9	APPROACH	9	0	0
9	10	FIFTEENTH TEE	9	0	1
10 II	12	LOST	12	0	0
10 III	3	POLEHOUSE	3	0	0
10 IV	10	SUMMIT VIEW	10	0	0
TOTAL:	110		106	0	4

* Lot #'s 1&9 owned by Des. Co.

TOTAL LOTS:	110
EMPTY LOTS:	4
% BUILD OUT	96%

INVENTORY OF COMPLETED HOMES PER VILLAGE

MOUNTAIN VILLAGE EAST

BLOCK	# LOTS	LANE	FINISHED	UNDER CONSTRUCTION	EMPTY LOTS
4 I	13	PINE MOUNTAIN	12	0	1
7	10	ASPEN BUTTE	10	0	0
10	18	QUARTZ MOUNTAIN	18	0	0
5 II	13	PINERIDGE	13	0	0
8	16	FLAT TOP	15	0	1
11	11	LAVA TOP	9	0	2
12	24	DIAMOND PEAK	24	0	0
13	23	EAST BUTTE	22	0	1
14	6	RED HILL	5	0	1
1 III	16	MOUNT HOOD	15	0	1
2	10	NEWBERRY	9	1	0
3	7	EAGLE CAP	7	0	0
6	8	LAVA BUTTE	8	0	0
9	8	IRISH MOUNTAIN	8	0	0
15	12	HOODOO	11	0	1
16	11	CRAG	11	0	0
17	14	ALPINE	14	0	0
18	11	GROUSE	10	0	1
19 IV	12	CEDAR	12	0	0
20	9	SPRUCE	8	0	1
21	13	CONIFER	13	0	0
22	8	AWBREY	8	0	0
23	11	SANDHILL	11	0	0
24	17	LARK	17	0	0
25	24	CAMAS	24	0	0
26	18	INDIAN	17	0	1
27	15	LUPINE	14	0	1
28	14	TAMARACK	14	0	0
29	14	TIMBER	14	0	0
30	11	ASHWOOD	11	0	0
21	20	JUNIPER	20	0	0
21 V	7	BUTTERNUT	6	0	1
33	19	SEQUOIA	18	0	1
34	21	RED FIR	18	0	3
35	4	CATALPA	4	0	0
36	5	DOGWOOD	5	0	0
37	3	ACACIA	3	0	0
38	13	RHODODENDRON	13	0	0
TOTAL	489		471	1	17

TOTAL LOTS:	489
EMPTY LOTS:	17
% BUILD OUT	97%

INVENTORY OF COMPLETED HOMES PER VILLAGE

MOUNTAIN VILLAGE WEST

BLOCK	# LOTS	LANE	FINISHED	UNDER CONSTRUCTION	EMPTY LOTS
11 I	10	SISTERS	9	0	1
12	7	BROKEN TOP	6	0	1
13	10	BACHELOR	10	0	0
14	14	TUMALO	13	0	1
9 II	23	ASPEN	23	0	0
10	10	CRATER	10	0	0
15	11	TODD	11	0	0
16	12	SPARKS	12	0	0
17	14	WICKIUP	13	1	0
18	19	CULTUS	18	0	1
19 III	18	DUCK POND	17	1	0
TOTAL	148		142	2	4

TOTAL LOTS:	148
EMPTY LOTS:	4
% BUILD OUT	97%

INVENTORY OF COMPLETED HOMES PER VILLAGE

SKY PARK

BLOCK	# LOTS	LANE	FINISHED	UNDER CONSTRUCTION	EMPTY LOTS
1 II	14	LONE EAGLE LANDING	14	0	0
2 I	12	RIVER ROAD	9	0	3
TOTAL	26		23	0	3

TOTAL LOTS:	26
EMPTY LOTS:	3
% BUILD OUT	88%

INVENTORY OF COMPLETED HOMES PER VILLAGE

RIVER VILLAGE

BLOCK	# LOTS	LANE	FINISHED	UNDER CONSTRUCTION	EMPTY LOTS
1 I	21	HUMMINGBIRD	21	0	0
2	9	TOWHEE	8	0	1
3	21	GOLDEN EAGLE	19	0	2
4	26	LOON	25	0	1
5 II	11	WHISTLING SWAN	10	0	1
6	9	THRUSH	9	0	0
7	20	GOLDFINCH	18	0	2
8	13	YELLOW RAIL	12	0	1
3	21	BLUE GOOSE	21	0	0
10	18	VIRGINIA RAIL	17	0	1
11	16	BLUE GROUSE	14	0	2
12	21	PLOVER	17	0	4
13 III	14	KINGLET	14	0	0
14	20	WARBLER	20	0	0
15	11	KINGLET	10	0	1
16	11	RED WING	11	0	0
17	15	VERDIN	15	0	0
18	27	SISKIN	26	0	1
19	27	GANNET	24	0	3
20	12	KINGLET	11	0	1
21	11	KINGLET	9	0	2
22	10	GOSLING	10	0	0
23	5	BITTERN	5	0	0
	9	GRAY BIRCH COURT	4	0	5
	10	SARAZEN	9	1	0
TOTAL	388		359	1	28

TOTAL LOTS:	388
EMPTY LOTS:	28
% BUILD OUT	93%

INVENTORY OF COMPLETED HOMES PER VILLAGE

FAIRWAY CREST VILLAGE

BLOCK	# LOTS	LANE	FINISHED	UNDER CONSTRUCTION	EMPTY LOTS
3 I	26	KLAMATH	25	0	1
4	7	MCKENZIE	7	0	0
5	23	ROGUE	23	0	0
1 II	24	MALHEUR	23	0	1
72	9	UMPQUA	8	0	1
6	39	YELLOWPINE	35	0	4
7	32	WHITE ELM	29	1	2
8	9	BALSAM	7	0	2
9	21	CHERRYWOOD	20	0	1
10	37	BIG LEAF	35	0	2
14	9	RIBES	7	0	2
15 III	31	VINE MAPLE	30	0	1
16	11	ACER	10	0	1
13	10	PAPER BIRCH	9	0	1
11	25	COTTONWOOD	21	1	3
12	61	RED CEDAR	59	0	2
17 IV	14	FIR CONE	12	0	2
18	15	CATKIN	14	0	1
19	8	BEECH	8	0	0
20	18	MUGHO	16	1	1
21	38	TAN OAK	38	0	0
28	25	FILBERT	24	1	0
29	10	REDWOOD	9	0	1
30	25	HICKORY	24	0	1
31	22	SHAGBARK	21	1	0
22 V	10	SUMAC	9	0	1
23	10	HOLLY	10	0	0
24	49	POPLAR	47	0	2
25	7	RED ALDER	6	0	1
26	22	WITCHHAZEL	22	0	0
27	13	WHITE ALDER	12	0	1
18	18	NORTH COURSE ESTATES	16	0	2
12	12	SHAMROCK	12	0	0
TOTAL	691		651	2	38

TOTAL LOTS:	691
EMPTY LOTS:	38
% BUILD OUT	95%

INVENTORY OF COMPLETED HOMES PER VILLAGE

DEER PARK

BLOCK	# LOTS	LANE	FINISHED	UNDER CONSTRUCTION	EMPTY LOTS
1 I	10	MOUNT BAKER	9	0	1
2	22	DUTCHMAN	20	0	2
3	13	MOUNT ADAMS	11	1	1
4	12	MOUNT RAINIER	12	0	0
5	10	PYRAMID MOUNTAIN	10	0	0
6	12	BELKNAP	12	0	0
7	12	MOUNT SAINT HELENS	12	0	0
8	10	YANKEE MOUNTAIN	10	0	0
9	8	DIXIE MOUNTAIN	8	0	0
10 II	18	SPLITROCK	17	0	1
11	15	ROCKY MOUNTAIN	14	0	1
12	18	HART MOUNTAIN	18	0	0
13	28	WHISTLER	28	0	0
14	17	RAGER MOUNTAIN	16	0	1
15	20	MODOC	20	0	0
16 III	6	SUNRISE	6	0	0
17	22	WALLOWA	19	0	3
18	20	LASSEN	18	0	2
19	10	MOUNT ROSE	9	0	1
20	10	SUMMIT	8	0	2
21	19	OLLALIE	18	0	1
22 IV	43	OREGON LOOP	43	0	0
23	8	CINDER	8	0	0
24	39	MAURY MOUNTAIN	32	0	7
TOTAL	401		378	0	23

TOTAL LOTS:	402
EMPTY LOTS:	23
% BUILD OUT	94%

INVENTORY OF COMPLETED HOMES PER VILLAGE

FAIRWAY POINT VILLAGE

BLOCK	# LOTS	LANE	FINISHED	UNDER CONSTRUCTION	EMPTY LOTS
1 I	28	TOPFLITE	28	0	0
2	38	TOKATEE	35	0	3
3	7	FIVE IRON	7	0	0
4	18	NINE IRON	18	0	0
5	16	BIG SKY	16	0	0
6	14	TITLEIST	13	0	1
7	20	PROSTAFF	20	0	0
8	11	FOURSOME	9	0	2
9	8	SANDTRAP	8	0	0
10	14	DOGLEG	14	0	0
11	9	PLAYOFF	9	0	0
12	28	TOURNAMENT	26	0	2
13 III	7	OCHOCO	7	0	0
14	10	SHADOW	10	0	0
15	15	THREE IRON	15	0	0
16	32	MCNARY	32	0	0
17 IV	29	CYPRESS	29	0	0
18	27	BUNKER	26	0	1
19 V	8	TWOSOME	8	0	0
20	17	MULLIGAN	17	0	0
21	11	TROPHY	11	0	0
22	37	WINNERS CIRCLE	34	1	2
TOTAL	404		392	1	11

TOTAL LOTS:	404
EMPTY LOTS:	11
% BUILD OUT	97%