

Note: this roadmap is a “living document”, subject to updates driven by homeowner inputs through the Report Card annual survey, and will be updated at least annually. Some of these items are being actively worked, some may take years – depending on volunteer resources and/or funding. If you have suggestions, or if you would like to volunteer to help with any effort, please contact the appropriate Director, or Jim Meyer. Thank You!

1. Rec Center Renovation – follow through to successful project completion: January 2017
2. Safety: fix problem sidewalks in OHHA common areas, remove hazardous trees (cost concerns should be secondary to risk of injury and OHHA liability)
3. Strategic budgeting – look forward at least 5 years to avoid surprises
 - a. Operations:
 - i. Anticipate income/expense for renovated Rec Center, Recreation programs
 - ii. Balance costs vs. “service level” for contracted landscape maintenance
 - iii. Get needs, wants, “nice to haves” into the open – prioritize & pace by funding
 - b. Reserves:
 - i. Identify hazardous trees and common area sidewalks - get these done ASAP
 - ii. Review Reserve Study after Rec updates, consider building replacement costs
 - iii. Set reasonable and appropriate goal for Reserve % funding (60%?)
 - iv. Determine Transfer Fee and/or contribution rates to meet (iii) in 10 years
4. Update and Document OHHA policies – use Report Card Survey to help define direction
 - a. Guidelines: update, use 2001 booklet as template, review, then post on OHHA web
 - b. Compliance: revisit Courtesy Checklist mid-2016 – goals: “effective and compassionate”
 - c. ARB: document workflows, CCRs/criteria, photo examples, post on-line, use feedback
 - d. Personnel: Update Employee Handbook: HR policies, code of conduct, incident reporting systems, guidelines for behaviorally challenged individuals, safety, training...
 - e. Recreation – document and post facility rental policies, revisit pool, tennis fees, review release form legal language (Community Garden: done)
 - f. Maintenance: Reserve funding for hazardous tree removal, update “3 bid rule” (done)
 - g. Board Culture, Guidelines, Reference – compile handbook for future OHHA Directors
5. Improve OHHA business processes, CMI and V-F relationships
 - a. Update voting to secure online + vote-by-mail (vs. paper ballot + proxy)
 - b. Communications: promote opt-in for electronic delivery of newsletters and ballots
 - c. Employee payroll cycle transition to bi-weekly (in progress)
 - d. Expense management: e-receipt reporting system (in progress)
 - e. Work with CMI to effectively resolve repeated problems
6. Cost-effective Maintenance
 - a. Improve labor efficiency: install soccer field irrigation, plus irrigation timers along 153rd
 - b. Improve labor efficiency: Solid edging, concrete under benches to reduce trim/spray
 - c. Reduce capital equipment replacement costs (reduce drain of reserve funds)
 - extend service life, rent seldom-used tools, contract for appropriate work w/tools

7. Improve Oak Hills neighborliness
 - a. Keep Monthly Board Meetings under 2 hours (per Doug McLain's HOA guide book)
 - b. Communicate and engage homeowners through newsletters, OHHA web and Facebook
 - c. Promote volunteer opportunities: neighbors-in-need, green space projects, Scouts, etc.
 - d. Host parties, events, and activities for all ages - especially intergenerational

6. Long range planning: what should Oak Hills look like in 10, 20, 50 years?
 - a. Master landscaping plan – strategic tree planting, etc. (Volunteer committee?)
 - b. Resolve chronic greenspace drainage and water management problems
 - c. Strategic External Affairs engagement – CPO7, Beaverton, Washington County, Metro
 - i. With renovated Rec Center, goal is to postpone THPRD annexation “forever”
 - ii. Effective self-management as best path to postpone Beaverton annexation, but...
 - iii. Engage in any annexation discussion early to drive best interests of Oak Hills
 - iv. Historic District overlay – local Architecture review, vs. or county/state overlay?
 - v. Westside Trail – get a seat at the table to manage impacts for Oak Hills
 - d. Consider part-time on-site administrator (Compliance, ARB, Rec passes, tags, etc.)