



HOMEOWNERS ASSOCIATION NEWSLETTER

THE OFFICIAL PUBLICATION OF THE OAK HILLS HOA

AUGUST 2018

ANOTHER SUCCESSFUL 4TH OF JULY

BY SHEILA BREWER, OHHA DIRECTOR

Thank you to all of the volunteers who made the 4th of July a huge success. It is impossible to list all of the people who help, but I would still like to extend a warm and grateful “thank you” to those who started the morning of July 3 installing the new and improved Drop Zone, cleared the field at midnight on the 4th, the team of homeowners and the Oak Hills Swim Team for cleaning on the 5th, and everyone in-between. Thank you to the committee members, Linda Kitchin, Christina Matousek and Roland Levesque.

The Fun Run, with the leadership of Andy Klumpp, was a wonderful way to start the day. Thank you, Andy, and your team! For the free breakfast, thank you to our neighbors from The Church of Jesus Christ of Latter-day Saints and Rod Attack. Every year they seem to serve more. The Parade was back in all its glory and wet as ever, and the fireworks were spectacular!

Early expense estimates appear to be on budget. Thank you to every person who helped collect donations at the entrances — without you, our Oak Hills 4th of July celebration could not happen! Your efforts are deeply appreciated.

FACILITIES RENTAL POLICY

BY SHEILA BREWER, OHHA DIRECTOR

One of the many efforts the Board of Directors has been focused on in the last three years is solidifying Oak Hills practices, policies, and procedures. Much of how we have operated in the past is in a system of tradition. We literally hand over a box of documents to the next director and tell them what we have done in the past. Although this fosters a deep historical perspective, it makes some things difficult to consistently apply through the years. Therefore, your Board is actively pursuing digital record keeping, analyzing changes that may need to be made in certain departments, and when appropriate, we hold lengthy discussions and assemble committees to work through document creation, review and rewrite of some of our long-standing policies. When we feel it is needed, we hold a Board vote to support Directors and staff department heads in enforcing policy.

** The mission for all Oak Hills recreation programs and facilities is to provide a safe, healthy, and inviting environment for recreation and learning to all Oak Hills residents and their guests, in order to foster goodwill and pride in our neighborhood.*

DRAFT FOR VOTE ON AUG. 1, 2018:

RENTAL GUIDELINES FOR OHHA RECREATION COMPLEX AND GROUNDS

1. OHHA reserves the right to deny any application.
2. OHHA neither endorses nor opposes any causes, religious or political.
3. Events on OHHA property must be in keeping with the Oak Hills Recreation Mission Statement* and may not be divisive, derogatory, unkind, or alienating.
4. Religious and political events that involve profiting or promotion are not allowed. This includes but is not limited to: support or against a political candidate, measure or cause; OR support or against any religious belief, opinion or cause.
5. If an event is denied, the applicant may appeal to the Recreational Director who will present the application to an ad hoc recreational advisory committee including at least 3 board members. The decision of the committee is final.

COMPLIANCE CORNER

BY TERRI DANOWSKI, OHHA DIRECTOR

DOGS:

The Washington County Leash Laws apply to our common areas (Greenspace) and in the BPA Corridor. This was recently confirmed by Washington County Animal Control and the County DA. The OHHA Board of Directors is not responsible for enforcing the leash laws in our community – please call Washington County Animal Services if you have a problem with a dog in the common areas. Thank you!

ACCESS PATHS TO GREENSPACE:

Many of the access paths have been narrowed by overgrowth of vegetation or by fences erected on HOA common property. The HOA is engaged in a long-term effort to create accessible pathways the full length and width of HOA owned property. This will take time to implement, and we plan to work closely with impacted homeowners, but

the intent is to clear the original pathways for all of our residents to enjoy access to our common property.

NEW HOMEOWNERS AND RENTERS

often don't fully understand our (rather strict) neighborhood rules and regulations. We are first and foremost a community – we help each other in times of need. Please contact me with concerns about violations, but also feel free to warmly welcome your new neighbors. We are a team working to keep our neighborhood beautiful and friendly. Informed residents make good neighbors!

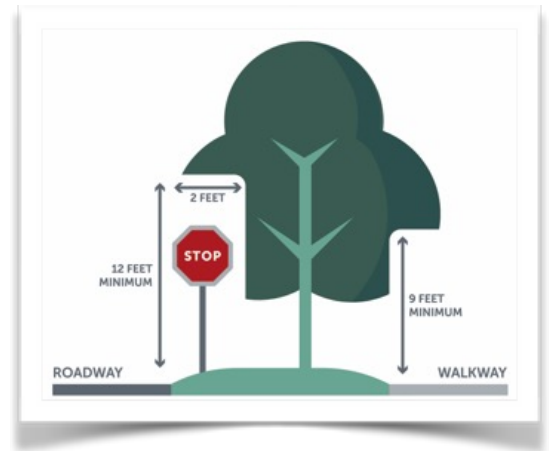
VEHICLES:

Resident-owned passenger vehicles configured or modified for commercial purposes must be parked within a garage or on a paved driveway, not on the street.

STREET LANDSCAPING & SIDEWALKS:

Washington County code requires all shrubs and trees within 20 feet of an intersection be at least 2 feet back from the curb, and the space clear up to a height of 12 feet.

Trim landscaping and tree limbs so the full width of the sidewalk is clear up to a height of 9 feet. A quick assessment technique: stand on your tippy toes and reach high and wide. If you can touch anything, especially after a rainstorm when it's sagging, cut it back.



FROM THE PRESIDENT

BY DAN BADDERS, OHHA PRESIDENT

Another 4th of July has come and gone and another great show has occurred. Led by Director, Sheila Brewer, and homeowner, Linda Kitchin, the team of homeowners who put so much effort and time into making this a landmark event must be congratulated. Kudos to them and all who worked on the event.

An interesting fact about the Oak Hills 4th of July celebration: we collect enough donations from homeowners and outside guests who attend to cover the entire cost of this event. Thanks to all who supported this great community event.

While Oak Hills has so many positives, we do have our challenges, including a recent act of vandalism at the Boyd

Community Room building. The good news is that these actions were recorded on our security video system, and those involved were cited by the Sheriff's Office and will reimburse the Association for all repairs. I want to recognize the foresight of the Building Committee, led by David Boyd, for including the security system into our buildings.

As I noted in my previous newsletter contribution, we are moving ahead with repairs to some of the areas noted in past homeowner surveys and we will keep everyone informed as best we can. Each Board Director and the volunteers who support Oak Hills deserve recognition for the many things they do to make Oak Hills a great place to live!

TREASURER'S REPORT

BY LINDA MARSHALL, OHHA TREASURER

Through May 31, 2018, year-to-date (YTD) revenue was \$351,800. YTD expenses were \$275,100. YTD revenue exceeds YTD expenses by \$76,700.

Revenues exceed expectations in the RV Lot and Field and Pool Rental accounts, plus Rocketship donations (over \$11,000 that is not included in the annual budget).

Expense accounts significantly below expectation are Dumpster, Sewer, 4th of July, and Lifeguard/Staff Payroll. These seasonal expenses will balance out during the July and August. Expense accounts significantly greater than budgeted are Natural Gas and Water – pool, which are offset by Pool Rentals; Pool Repairs; and Improvement Fund, which includes project completion expenses.

The Association remains in an excellent cash position at the beginning of the busy summer season. Financial reports are available online at oakhillsoregon.com.

RECREATION ROUND-UP

BY SHEILA BREWER, OHHA DIRECTOR

With the summer season upon us, the Rec and Pool will be packed with fun, events, and a variety of programs for all ages. More details and information online at OakHillsOregon.com/recreation.

OFFICE HOURS AT THE REC

The Recreation Office (Gym or Pool) will be open through August during the following days and times to process registration signups and payments, yard debris drop-box passes, distribute key fobs, and for all general inquiries.

Daily 10:30 a.m. - 9 p.m.

Or by appointment, please email oakhillsrec@gmail.com.

WATER AEROBICS

Water Aerobics hour-long classes will run Monday through Friday, at 11:30 a.m. A Water Aerobics Pass Card must be purchased: \$50 for 10 classes, expires at the end of August.

	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
Pickleball (2 hours) FREE			10:30 a.m. Gym	7 p.m. Gym	9:30 a.m. Gym
Basketball (2 hours) FREE		7 p.m. (men's) Gym			
Badminton (2 hours) FREE			7:30 p.m. Gym		
Water Aerobics (1 hour) (see below)	11:30 a.m. Pool	11:30 a.m. Pool	11:30 a.m. Pool	11:30 a.m. Pool	11:30 a.m. Pool

WATER AEROBICS

Water Aerobics requires the purchase of the Water Aerobics Pass Card. Contact oakhillsrec@gmail.com for information.

FITNESS CLASSES

All Fitness Classes, with the exception of Water Aerobics, will be taking a break for August. More information online at oakhillsoregon.com/fitness.

FACILITY INFORMATION

Please check the Recreation Calendar on the website (OakHillsOregon.com) for more information and Facebook (@OakHillsHOA) for class cancellations.

CONGRATULATIONS TO THE SALSA COMPETITION WINNERS!

The competition was fierce between Oak Hills neighbors Nate and Amanda. Nate brought his best with his corn and jalapeno mix, but it was not good enough to beat Amanda's sweet and spicy mango salsa. Nate promises to work throughout the year to perfect his recipe and bring home the win in July of 2019. Amanda welcomes the challenge.

Mark your calendars for July 13, 2019. Only one short year away until we crown the next salsa-making champion...maybe it could be you!

- 1st Place - Amanda Drews
- 2nd Place - Rebecca Larson
- 3rd Place - Nate Drews

continued on Page 4

Recreation Round-Up *continued from Page 3*

YOUTH RECREATION PROGRAMS

Keep the kids active with our great programs, camps, and activities at the Rec! For questions, contact Christina Matousek (oakhillsrec@gmail.com).

KI-AIKIDO FOR KIDS ON WEDNESDAYS

Ki-Aikido is a form of martial arts focusing on having a calm mind and spirit to create a happier/healthier you at the same time as teaching strength and power through movement.

All levels available (Wednesdays):

Little's Ki-Aikido (pre-K): 12:45 – 1:15 p.m.

Kids Ki & Aikido (K-5th grade): 1:35 – 2:35 p.m.

Advanced Kids Ki & Aikido (ages 11+ and orange belt and above): 2:45 – 3:45 p.m.

TO REGISTER: Please visit www.beavertonki.org for more information and to register for a class. All Oak Hills homeowners receive a discounted price for the 10 week class.

TENNIS

Lessons run by The United States Tennis Association (USTA) of the Pacific Northwest have been a smashing success and will continue through Aug. 17. Oak Hills residents will be offered a discount and USTA will provide rackets!

Group lessons are for children ages 6-16 years old. This program is progressive from learn-to-play through higher-level-play. Residents may choose to sign up for one of the three available sessions each week. Lessons are purchased week-by-week.

Lesson times available Mon. - Fri., weekly through Aug. 17:

Lesson 1 (4 hours): 8 a.m. - 12 p.m.

Lesson 2 (1.5 hours): 8 a.m. - 9:30 a.m.

Lesson 3 (1.5 hours): 9:30 a.m. - 11 a.m.

Register and pay online with USTA through our website: oakhillsoregon.com/tennis.

OAK HILLS GROUP ACTIVITIES

These are group activities for adults with more information posted on the community calendar online at oakhillsoregon.com.

BRIDGE GROUP

First and third Mondays

1 p.m. to 4 p.m., Boyd Community Room

Contact: Nancy Neuman (nanc0301@yahoo.com)

Open to all levels of players. Free.

BOOK CLUB

First Wednesday

10:30 a.m. - 12 p.m., Boyd Community Room

Contact: Ginny Hanson (503-348-0421)

Open to residents and guests. Free.

Aug. 1: *Young Jane Young* by Gabrielle Zevin

Sept. 5: *A Gathering of Finches* by Jane Kirkpatrick

Oct. 3: *The Warmth of Other Suns: The Epic Story of America's Great Migration* by Isabel Wilkerson

CURRENT EVENTS DISCUSSION GROUP

Second Wednesday

11:30 a.m. - 1:30 p.m., Boyd Community Room

Contact: Ginny Hanson (503-348-0421)

Open to residents and guests. Free.

SPEAKERS SERIES

Fourth Wednesday

Times vary, Boyd Community Room

Contact: Ginny Hanson at (503-348-0421)

Open to all ages, residents, and guests.

Jul. 25: NAMI (National Alliance on Mental Illness), Washington County

7 p.m. - 8:30 pm, Boyd Community Room

Trained presenters with a lived experience talk openly about what it is like to live with a mental health condition.

They humanize the generalized, highly stigmatized topic by showing that it is possible, and common, to live well with a mental health condition. They will also discuss warning signs of persons contemplating suicide. Come learn about this valuable resource in our community (NAMI) and their mission to improve the lives of those affected by mental illness through education, support, and advocacy.

Aug. 22: TEDMED Discussion: The New Hypertension Guideline

11:30 a.m. - 1:30 p.m., Boyd Community Room

A previously recorded TEDMED discussion will be streamed followed by a group discussion. TEDMED, the American Heart Association (AHA), and the American Medical Association (AMA) brings together an expert panel to discuss the new 2017 Hypertension Guidelines and what it means to clinical practices.

FACILITY SPACE RENTALS

Information and reservation application are on the website at oakhillsoregon.com/recreation. Please be sure to check our community calendar, also on the website, for availability as spaces may not be available during scheduled activities. Reservations are booked once payment AND the Liability Form are received. Contact Christina Matousek (oakhillsrec@gmail.com) for more information or make your reservation in person at the Gym Office during regularly scheduled Open Office Hours.

continued on Page 5

Recreation Round-Up continued from Page 4

POOL SCHEDULE**

JUNE 20 - AUGUST 10

MONDAY - FRIDAY

5:30 a.m. - 7:30 a.m.: Adult Lap Swim (18 and over; unguarded)

7:30 a.m. - 10:30 a.m.: Swim Team

10:30 a.m. - 11:30 a.m.: Swim Lessons

11:30 a.m. - 12:30 p.m.: Aqua Aerobics, Adult Lap Swim Lane

12:30 p.m. - 5:25 p.m.: OPEN SWIM/Lap Lane

5:30 p.m. - 6:30 p.m.: Swim Lessons

6:30 p.m. - 9 p.m.: OPEN SWIM/Lap Lane

SATURDAY - SUNDAY (except Jul. 28 & Aug. 11)

5:30 a.m. - 10 a.m.: Adult Lap Swim (18 and over; unguarded)

10 a.m. - 11 a.m.: Aqua Aerobics (Saturday Only)

11 a.m. - 9 p.m.: OPEN SWIM/Lap Swim Lane

JULY 28 & AUGUST 11

(Saturday home swim meets @ Oak Hills)

5:30 a.m. - 7 a.m.: Adult Lap Swim (18 and over; unguarded)

9 a.m. - 1 p.m.: SWIM MEET

1 p.m. - 9 p.m.: OPEN SWIM/Lap Swim Lane

AUGUST 13 - AUGUST 26

MONDAY - FRIDAY

5:30 a.m. - 11:30 a.m.: Adult Lap Swim (18 and over; unguarded)

11:30 a.m. - 12:30 p.m.: Aqua Aerobics, Water Walking, Adult Lap Swim Lane

12:30 p.m. - 9 p.m.: OPEN SWIM/Lap Swim Lane

SATURDAY - SUNDAY

5:30 a.m. - 10 a.m.: Adult Lap Swim (18 and over; unguarded)

10 a.m. - 11 p.m.: Aqua Aerobics (Saturday Only)

11 a.m. - 9 p.m.: OPEN SWIM/Lap Swim Lane

AUGUST 26 - SEPTEMBER 3

MONDAY - FRIDAY

5:30 a.m. - 3 p.m.: Adult Lap Swim (18 and over; unguarded)

3 p.m. - 9 p.m.: Open Swim/Lap Swim Lane Open (unguarded)

SATURDAY - SUNDAY

5:30 a.m. - 1 p.m.: Adult Lap Swim (18 and over; unguarded)

1 p.m. - 6 p.m.: OPEN SWIM/Lap Swim Lane

6 p.m. - 9 p.m.: OPEN SWIM/Lap Swim Lane Open (unguarded)

**Closures and schedule updates posted on Facebook: @OakHillsHOA

Swim Passes for the summer season and lap swim are available for purchase in-person during Open Office Hours. More information online at oakhillsoregon.com/pool.

OAK HILLS SWIM TEAM MEET SCHEDULE

Jul. 28: Home Meet at Oak Hills

Aug. 4: Championship Meet at Mt. Hood Community College

Aug. 11: Record Breaker Meet at Oak Hills

UPCOMING AUGUST EVENTS AT THE REC

Aug. 10: High School Night

9 p.m. - 11 pm, FREE

Oak Hills residents and guests. Registration required.

Pool closes to HOA at 9 p.m. and high school students take over! Pizza, soda, and snacks will be available. Bring a friend! Register at the Pool/Guard office with the Supervisor by Aug. 8.

Aug. 11: Wine Tasting at the Rec

6 p.m. - 8 pm

Oak Hills residents and guests, age 21/over.

Ferraro Wine Cellars will be providing a wine tasting along with Sydney Lehman and her smooth Jazz music! This is a fun evening for our neighborhood! Bring an hors d'oeuvre to share with neighbors and have a taste of wonderful wine!

Aug. 18: Stargazer Campout

7 p.m. - Sunday morning, \$20/family, \$5/individual

Oak Hills residents and guests. Registration required.

Gather at 7pm to set-up your tent for the evening on the green space! Swim in the pool and have s'mores before star gazing. Register at the Pool/Guard office with the Supervisor.

Aug. 24: Dive-In Movie

After sunset, at the Pool

Oak Hills residents and guests.

Last dive-in movie of the season! What a fun way to celebrate the last weekend before school starts!

Check the online calendar for confirmation and details: oakhillsoregon.com/recreation.

DRAFT BOARD MEETING MINUTES -- July 1, 2018

MINUTES OF THE BOARD OF DIRECTORS MEETING OF THE OAK HILLS HOMEOWNERS ASSOCIATION HELD ON JULY 1, 2018 AT 7:00 PM IN THE COMMUNITY ROOM OF THE OAK HILLS RECREATION CENTER, 2400 NW 153RD AVE., BEAVERTON, OREGON.

PRESENT: Dan Badders, President
David Boyd, Vice-President, ARB
Lindsay Sandor, Secretary, Communication
Sheila Brewer, Director, Recreation
Jon Cole, Director, Maintenance
Terri Danowski, Director, Compliance
Martin Hehman, Director, RV Lot
Kaitlin Rupp, Director

ABSENT: Linda Marshall, Treasurer

BY INVITATION:

Nancy La Voie, CAMP, CMCA, PCAM, Community Manager
COMMUNITY MANAGEMENT, INC. AAMC

OWNERS: Per sign-in sheet

I. CALL TO ORDER/COMMUNITY ANNOUNCEMENTS

A quorum of Board members was established, and the meeting was called to order at 7:01 PM.

II. APPROVAL OF PREVIOUS MEETING MINUTES – June 6, 2018

MOTION: Lindsay Sandor made a motion to approve the June 6, 2018 meeting minutes as amended per the Board discussion. Sheila Brewer seconded the motion and it carried unanimously.

III. BOARD DEPARTMENT UPDATES

RV Lot – Martin Hehman reported:

The RV lot has been cleaned, weeds sprayed and cut down, etc. up by Martin and two other volunteers. Martin will be asking if Sonny's Landscape can provide leaf removal and occasional weed control as part of their agreement with the association or bid a separate agreement. The new lease form is now an electronic document and can be digitally completed and signed. The current policy requires a new contract to be signed every year; Martin isn't sure this needs to be done, as it was a requirement from the days when people could hold a space without having anything stored in it. Martin noted the fence slats need to be replaced and he has a proposal for approximately \$2000 and proposals to install a mechanical gate opener, both to be discussed during the business portion of the meeting.

Architectural Review Board (ARB) - David Boyd reported:

David reviewed of the types and numbers of applications processed in June.

Treasurer – Dan Badders reported for Linda Marshall:

Read the treasurer's report which included a summary of expected net from 4th of July event.

Compliance – Terri Danowski reported:

Summarized current compliance activities.

At Large – Kaitlin Rupp

Kate had no report, but will have a donation request to be discussed later.

Communications - Lindsay Sandor reported:

Lindsay reported that she hasn't totaled the online contributions for 4th of July yet, and that ten new brick orders

have been placed via the web site through June. Lindsay asked for meeting minutes and Board member articles for the next newsletter by end of the week.

Recreation - Sheila Brewer reported:

- Sheila presented a summary of 4th of July event. Early numbers show an on-budget event. Discussion followed regarding the organizer of the event, Linda Kitchin, who puts in a significant number of hours each year. Sheila suggested in the future a stipend be paid to the organizer of this significant event. Discussion also followed regarding the possibility of using paid staff already on payroll at the entrances to collect the donations in the last hour of the evening as it is traditionally very lightly covered, difficult for volunteers to commit to, and the highest numbers of foot traffic.
 - Sheila reported on two incidents in the Community Room. The first incident, a group of five to seven teenagers were discovered sleeping overnight in the Community Room. In the second incident, a non-resident was found sleeping in the Community Room and there was vandalism. The police were called, the person was identified and cited for trespassing. Upon further review of security cameras covering the time period of the second incident, the footage revealed drug use. A homeowner's child was involved. Parents and police have been contacted, and action is being taken. Ramifications include financial restitution, expulsion, and possible police intervention. As per policy, the homeowner parents of the teenager involved will pay for all damage to Association property.
 - David Boyd reported on steps being taken to prevent future incidents: (1) All recreation doors will be made secure. (2) An Alarm will be armed every night at midnight alerting both the police and board members. (3) The police have been invited and are using the community center as an overnight hub for breaks and to complete paperwork and reports.
 - Dan Badders asked Jon Cole to get bids and get the damage repaired and the Association has recoup that expense from the homeowners.
 - Sheila reported that the "Oak Hills Squares" are beginning the process of becoming an officially registered square dance group.
 - Sheila noted that an email had been circulated to Board members with ideas for a diversity liaison who would assist the Board in addressing concerns about diversity and maintaining an inclusive environment; there will be a formal presentation at a future meeting.
 - There have been changes to the fitness program. Look for more information on the website.
 - The water aerobics program was slower to gain momentum this year.
- ### Maintenance – Jon Cole reported:
- Jon is continuing to work with Roland Levesque to direct Sonny's Landscape on maintenance work to be done in the common areas. Since last month, they have removed a damaged oak tree; did a lot of edging; cleaned up miscellaneous less-used common areas.

continued on Page 7

Draft Minutes -- July 1, 2018 *continued from Page 6*

Maintenance (continued)

- Jon Cole noted that the RV lot maintenance is not part of agreement with Sonny's but he will get a bid for some annual maintenance as requested by Martin. Mowing is slowing down so time is available to work on other projects.
- Terri Danowski asked Jon Cole to consider how reclaimed com-mon areas are maintained now that owners are not doing so.
- Discussion followed regarding the stripping of the soccer fields, Roland Levesque estimated it costs about \$1000 in labor and materials, and the discussion was whether this could be done more cost effectively if outsourced.

President's Report – Dan Badders reported:

Dan noted he had heard a lot of support from surrounding communities for the 4th of July event.

IV. OWNERS' FORUM

The publisher of the Oracle addressed the Board regarding the June neighborhood watch article that was also discussed at the June Board meeting.

V. DISCUSSION TOPICS / OTHER BUSINESS

Rental Policy Presentation

- Sheila Brewer presented the current draft of rental guidelines for OHHA Recreation Complex and Grounds, and noted the information contained therein has been the unwritten policy and that use of the rec facility has been self-governed by the Rec Director, but felt it was important to formalize this policy going forward.
- Martin Hehman commented that it aligns with education department policies for use of school facilities. Lindsay Sandor appreciates the work that went into drafting the policy. She agrees 100% with the idea of the policy.
- Kaitlin Rupp agrees with the policy, as it will insure the use of the facility represents all members of the association.
- Dan Badders likes the formal written policy so it is clear that denial is not an arbitrary decision by one person, and likes the appeal opportunity.

ACTION: Consensus is to post a draft on association's social media (web site, Facebook) to allow owners to review and comment before adoption, with an introduction by Sheila Brewer to give context of why the association is formalizing the policy.

ARB Committee Candidates

MOTION: David Boyd made a motion to appoint Keith Gregory and Dorthe Bugbee to the ARB committee. Martin Hehman seconded the motion and it carried unanimously.

Tiny Home Compliance Matter - Terri Danowski

Discussion followed regarding the ongoing matter of an owner who is constructing a Tiny House on their property. The owner is currently being fine \$15/day. Discussion followed regarding having an approved increase in the daily fine in the event the owner doesn't meet the agreed upon deadline for resolving the violation. Discussion followed regarding the idea that a Board member would have authority to determine the severity of a violation that might warrant a higher level of fine. It was noted that there have been very few severe violation situations in the history of the community.

MOTION: Jon Cole made a motion to increase the daily fines to \$50 if the Compliance Director determines it is warranted. Sheila Brewer seconded the motion and it passed, five in favor, Kaitlin Rupp and David Boyd opposed.

Washington County Leash Laws Presentation – Terri Danowski

- Terri reported that the head of animal services at Washington County has determined that animal control is authorized to enter association common property to enforce leash laws if they receive a complaint "If the HOA has not specifically stated an area is off leash.
- Discussion followed regarding whether the Association should form a dog owners group to educate dog owners and give them a cohesive voice in the community; no action was taken.
- Dan Badders appreciates having county enforcement information to give to residents when they express concerns about off leash dogs.

Capital Reserve Budget Request – Dan Badders

- Discussion followed regarding Dan's recommendation to allocate \$60,000 of existing reserve fund to be used for capital repair and completion projects. As various projects were discussed it was agreed that some are replacements and should be funded from reserves and some are capital improvements which should be funded from operating contingency funds. The idea was that a budget would be allocated to a Director for a project and the director would be responsible for completing the project within the budget without having to bring each contract to the Board for additional approval.
- Discussion followed about how the proposed projects track with information received from the owner surveys, and it was noted that there had been some concern before the survey was started that the owners' priorities may not align with Board priorities. Dan Badders wants to address concerns from residents that there are maintenance projects necessary outside of the rec facility.

ACTION: David Boyd suggested that the Board consider project ideas; get some proposals in place; and discuss this further at the next Board meeting.

- Dan reported that he, Linda Marshall, and David Boyd are going to be starting the budgeting process this month. They will talk with each individual director about their department budget.

Oak Hills Schools for Annual Jog-a-Thon.

Kaitlin Rupp presented information from Oak Hills Schools about the annual Jog-a-thon; asking for donation for sponsorship, noting that this would be an investment back into the community and supporting the children in the community. No action was taken at this time.

RV Lot Maintenance

MOTION: A motion was made to approve \$1900 for new slats for the RV lot fence from the operating budget, and the motion was approved by unanimous consent.

VI. ADJOURNMENT

MOTION: Terri Danowski made a motion to adjourn at 9:30 pm. Sheila Brewer seconded, and the meeting was adjourned.

ARCHITECTURAL REVIEW

David Boyd
hdcanboyd@gmail.com

Dorthe Bugbee
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Bob Erickson
robertkerickson@gmail.com

Keith Gregory
kgregory1234@gmail.com

Kate Weinert
weinert.kate@gmail.com

OakHillsOregon.com/arb

DATES TO REMEMBER

SPEAKER SERIES: NAMI

National Alliance on Mental Illness, Washington County,
July 25

MONTHLY BOARD MEETING, August 1

HIGH SCHOOL NIGHT, August 10

WINE TASTING WITH FERRARO CELLARS, August 11

STARGAZER CAMPOUT, August 18

SPEAKER SERIES: TEDMED

Discussion: The New Hypertension Guideline, August 22

DIVE-IN MOVIE, August 24

More information at *OakHillsOregon.com*

OAK HILLS HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

Dan Badders President	President	oakhillshoapresident@gmail.com
David Boyd Vice President	Architectural Review, Security, Key Fob	hdcanboyd@gmail.com
Linda Marshall Treasurer	Finance	linda@cmarshallfamily.com
Lindsay Sandor Secretary	Communications, Newsletter, Website, Social Media	lindsayohha@gmail.com
Sheila Brewer Director	Recreation, Pool, Fitness, Events	sheilaohha@gmail.com
Jon Cole Director	Maintenance, Facilities, Landscaping	jcoleohha@gmail.com
Terri Danowski Director	Compliance	tdanohha@gmail.com
Martin Hehman Director	RV Lot	martinhohha@gmail.com
Katie Rupp Director	Special Projects	ksmreilly@hotmail.com

The Oak Hills Homeowners Association is governed by a Board of Directors made up of nine members of the community elected by the homeowners. Guided by values that promote a sense of community and preservation of property values, the goal of the Board is to make decisions that are consistent with high principles and in the best interests of the entire Oak Hills community.

The Oak Hills Homeowners Association Newsletter is the only officially
printed newsletter publication directly from the OHHA Board of Directors.

OAKHILLSOREGON.COM

HISTORICOAKHILLS@GMAIL.COM

FIND US ON 

OFFICE HOURS

at the Recreation Center Pool/Gym Office

DAILY THROUGH AUGUST

10:30 a.m. - 9 p.m.

BY APPOINTMENT

email *oakhillsrec@gmail.com*