



HOMEOWNERS ASSOCIATION NEWSLETTER

THE OFFICIAL PUBLICATION OF THE OAK HILLS HOA

DECEMBER 2019

TREASURER'S ANNUAL REPORT

BY GERRY REEVE, OHHA TREASURER

At the close of a fiscal year it is very common practice for an organization to have an annual report document, and this will act as that letter. I will address only a small portion of the topics that *could* be discussed were a more complete review to be undertaken. Many of those issues will be discussed in subsequent newsletters.

EXECUTIVE SUMMARY

Oak Hills Homeowners Association (OHHA) dues are currently accounting for less than 70% of the annual expenses incurred by the Association. Fully 30% of the revenue is now being generated by ancillary sources some of which are not reliable sources of revenue. Any negative disruption of these ancillary sources of revenue will have a distinct, immediate and adverse impact on the services and programs now available to homeowners. The likelihood of such a disruption is uncomfortably high.

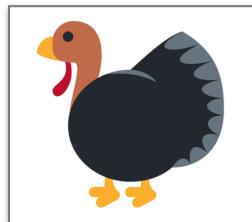
OHHA REVENUE STREAM

In the income statement on page 6 is listed the major sources of revenue for OHHA.

continued on Page 4

TURKEY TROT FUN RUN THANKSGIVING DAY

BY CHRISTINA MATOUSEK, OHHA GENERAL MANAGER



The second annual Oak Hills Turkey Trot is set for Thanksgiving Day. This 5K fun run/walk is a great opportunity to connect with neighbors and friends and to make some room for that second piece of pie. Registration opens on Nov. 28 at 7 a.m. The event will start at 8 a.m. sharp.

The cost is \$5 per person, up to a max of \$20 per family, and two cans of food per person. The Scouts will collect the food at the event and deliver it to a local food bank.

TO REGISTER AHEAD: go to OAKHILLSCOREGON.COM/TURKEYTROT and purchase individual or group registration. Online registration will close Nov. 27 at 9 p.m.

This year we also hope you will take a picture of your family, friends or whoever gets up early with you to walk or run and post to our Facebook site. We want to share the good times with others. Details will be provided on the day of the event.



2019
Oak Hills Holiday Bazaar
Friday & Saturday
December 6 & 7
9 am - 5 pm
In the Community Room & Gym

PRESIDENT'S UPDATE

BY DAN BADERS, OHHA PRESIDENT

At the recent board meeting, a balanced budget was approved for the 2019-2020 fiscal year. In order to achieve a balanced budget, cuts are planned in some basic services focusing on our maintenance/building/landscaping department. We have budgeted a decrease in maintenance man-hours to 35 hours per week, reductions in janitorial service for our community room and gym, reductions in some special landscape projects performed by our landscape contractor, and reductions in administrative line item costs from the prior year. Along with these cuts, I have asked that user fees be raised in a moderate manner to be determined by the Department Managers. Most user fees have not kept up with simple inflation over time.

Homeowners will notice the effects of these reduction over the current fiscal year. The board will continue to try and maintain the overall appearance of the neighborhood, but we can only do what our funding allows. Oak Hills has the lowest annual dues in the Washington County metro area when compared to associations of similar size and amenities. My personal concern is that the appearance of our community will decline and have a negative effect on home values.

I do want to thank the many homeowners who have contacted me with ideas to increase the annual dues or cost of living. However, our CC&R's as written do not allow a planned annual inflation increase while most newer associations have that written in. This is why our Association dues increases have to be a large amount in order to play catch-up. Our CC&Rs also require a supermajority of homeowners to approve any type of dues increase. Only 41% of homeowners even bothered to cast a ballot at the annual meeting. We need all homeowners to show their support of our community by casting a ballot. We will be looking at methods to increase voter turnout.

If you have questions about our finances, feel free to contact Gerry Reeve our Treasurer.

ARCHITECTURAL REVIEW

BY DAVID BOYD, OHHA VICE PRESIDENT

The ARB currently reviews applications mid-week (Wednesdays) and we respond by the weekend with either approval, denial, or a request for more information on the project. Please send in your application no later than Monday at 5 p.m. to ensure we can review it the same week.

The ARB would like to remind all homeowners to send in applications, found at OAKHILLSOREGON.COM/ARB, for the following improvements:

- Exterior Paint Colors
- Storage Sheds
- Fences (please see ARB website to verify your property line)
- Other Structures
- Exterior Remodels
- Solar Panels
- Concrete Work
- Decks
- Windows
- Siding
- Roofs
- Garage Doors

Many applications need a site plan in addition to the application. These projects include sheds, fences, other structures, remodels, solar, concrete work, decks, and windows. Please provide at least a sketch of your house and property line showing the current area and the work that is to be done.

It has been interesting to note some common areas that bring about a lot of discussion on the ARB committee. Fence heights are one common topic. Our current policy allows 6 foot fencing height, but there are a number of applications for fences requesting a taller height. **What is your opinion on fence height in Oak Hills? Please send any thoughts to my email hdcanboyd@gmail.com.**

BLOCK CAPTAINS WANTED FOR NEIGHBORHOOD WATCH PROGRAM

BY ANNE E. HOGAN, OHHA DIRECTOR

One of the greatest assets of Oak Hills is its community ... knowing our neighbors, watching out for each other, playing and growing together. To strengthen the community, Jim Deary and Linda Kitchin have generously agreed to co-chair the Neighborhood Watch Program.

What is a Neighborhood Watch Program? It is a community's ability to watch out for each other and communicate safety concerns as they arise. The best way to coordinate this communication is through block captains and co-captains.

While we are deeply grateful for those Captains who have served for years in their positions, we have also identified that approximately half of the areas in Oak Hills are currently without block captains, especially on the west side of the neighborhood.

Therefore, we are searching for neighbors who are willing to step into these positions.

You may be asking yourself, "So, what does it mean to be a Block Captain?" To answer, Jim and Linda have created a quick job description.

Block Captain Job Description:

- Maintain and share a current contact list of all neighbors on the designated block with fellow block members. Ensure the list is updated at least once per year.
- Serve as the communication point for "instant reporting" of neighbor concerns to the Neighborhood Watch Liaison.
- Initiate the Annual Neighborhood Night Out for the designated block. Many block parties in Oak Hills are organized by someone other than the block captain.

- Share Neighborhood Watch guidelines with the members of your block, as created and updated by the Neighborhood Watch Committee.

If you are a block captain, or are interested in becoming involved, please contact us at ohhacomunity@gmail.com.

MONTHLY TIDBIT: What are the Advantages of a Neighborhood Watch?

Advantage #1: Reduces the risk home burglary, vandalism, personal assault and fraud. A 2008 study by the Department of Justice concluded that programs like Neighborhood Watch were associated with a significant reduction in crime, benefiting the residents who actively participate in them as well as the communities they serve.

POLICY COMMITTEE SEEKS MEMBERS

BY TERRI DANOWSKI, OHHA DIRECTOR

The Policy Committee is working to document the existing CCRs, and the existing Board Policies and Guidelines. We are seeking 3 - 4 additional community members to join our effort so we can publish a Board approved list of "Best Practices for Homeowners" to follow. This is NOT an effort to replace the existing legal documents each homeowner is obligated to abide by as homeowners in Oak Hills. Instead, it is an attempt to list the most relevant and current interpretations of CCRs, Board Policies, and Guidelines that homeowners are expected to uphold. We are

looking for a variety of ages, length of homeowner status, and diversity of backgrounds to inform the final product to be published to the entire community. We are NOT changing the wording of the CCRs in this effort, but rather giving a fresh interpretation of the "everyday" adherence to the boundaries which guide our community living and neighborhood vibe.

If you wish to contribute to this effort, and you agree with the scope of the project, we welcome your participation! Please contact Terri Danowski at tdanohha@gmail.com.

Treasurer's Annual Report

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While most of us look at this listing of revenue and are ambivalent about its source, financial people look at these sources of revenue in a completely different light. Some of this revenue is more predictable and more reliable than others. It is referred to as being of a higher "quality" of revenue. This is fairly easy to understand if we compare it to the credit rating each of us has. All of us, whether we like it or not, have a credit rating. That rating is developed by evaluating a number of factors, and the end result is a person with a higher credit rating being deemed more likely to pay his debt in a timely fashion than the person with a lower credit rating. It is the same with different sources of OHHA's revenue stream. Some of these sources are simply more reliable (of higher "quality") than others, so I have rated these sources. This is standard financial practice.

For the purpose of discussion, I have rated OHHA revenue sources using the grading system known to us all: A, B, C D, and F.

Homeowners Dues: A- 69.4% of revenue, \$307,500

This is the best and most secure source of revenue for homeowners organizations. It is predictable down to the exact dollar, it is paid up front, it is broad-based, and OHHA has legal recourse if it is not paid. I have given it an A- rather than an A because OHHA does not have a cost of living increase clause. Many homeowners associations do have such a clause. While this source of revenue is excellent, if I had to put a grade on the % of

dues in relation to the revenue to OHHA from all sources it would be C-/D+. At a minimum, homeowners dues should account for 80-85% of total revenue for the association to be on sound financial footing.

Pool tags and RV Lot fees: B 8.3% of revenue, \$36,661

Both of these revenue sources share many of the same characteristics. They are fairly stable and have a long history of being such. There is a broad revenue base, meaning there are literally hundreds of homeowners contributing, so if 10 or 20 go away it won't hurt too much. The fees are reasonable and in large part happily paid. The pool is an excellent facility, well managed and aesthetically attractive. The RV lot is perfectly adequate. It is a pretty good source of revenue, but certainly not guaranteed like the dues. OHHA has no legal recourse here, hence the B rating instead of a B+ or A-.

Pool, Field, and Building Rentals: C-/D+ **12.1% of revenue, \$53,598**

This is a large percentage of OHHA's total revenue, and that is a problem. There is no long history of rentals. This revenue stream is very unstable and difficult to predict. In 2019 we were a full \$22,000 higher than we budgeted. If it goes the other way next year, we will have a significant shortfall in the budget. There are a small number of renters that make up a large percentage of this total. The loss of one or two of them would have a major negative impact. There are multiple other options

for their activities so it would be relatively easy for them to change fields and not disrupt their programs. In addition, while some homeowners are happy to see the activity on the fields, others notice the increased traffic and noise. This is great money to have but we can't really rely on it.

Miscellaneous Revenue: D- 3.4% of revenue, \$15,280

All that needs to be said here is fully one third of this revenue is from late payment fees paid by homeowners. If everyone paid their invoices on time one third of this revenue would simply disappear instantly. And to be candid, I would love to see that even though it would be lost revenue to OHHA.

Swim team/Swim lessons: F 6.8% of revenue, \$30,012

These are great activities and do wonderful things for the participants. They are fun to watch and even more fun to be a part of. My own grandchildren have accessed these. I am not in any way suggesting these be discontinued. But essentially all of the revenue is eaten up by the cost of instructors and events. OHHA gets very little if any financial benefit from the revenue stream.

Rating the aggregate revenue stream for OHHA: C/C+

About 78% of OHHA revenue is rated A or B. That leaves 22% that is rated C- or below. To have OHHA safely in the B range, homeowners dues need to be in the mid 80's as a percentage of total revenue.

OAK HILLS HOMEOWNERS ASSOCIATION
UNAUDITED INCOME STATEMENT
FISCAL YEAR 2019 ENDED SEPTEMBER 30, 2019
EXCLUDING 4TH OF JULY

REVENUE	\$	% OF REVENUE
HOMEOWNERS DUES	307,500	69.4
BUILDING, POOL AND FIELD RENTAL	53,598	12.1
POOL TAGS	20,596	4.6
RV LOT	16,065	3.6
SWIM TEAM/SWIM LESSONS	30,012	6.8
MISC.	15,280	3.4
TOTAL REVENUE	443,051	100.0
 EXPENSES		
MAINTENANCE	167,988	37.9
ADMINISTRATION	115,181	26.0
POOL AND BUILDINGS	105,241	23.7
PERSONNEL AND STAFF	76,898	17.3
TOTAL EXPENSES	465,308	105.0
NET INCOME (loss)	(\$22,257)	
4TH OF JULY (loss)	(\$4,411)	
CONSOLIDATED (loss)	(\$26,761)	

NOTES

The net loss for the year was budgeted and expected.

A reserve contribution of \$50,000 is not included in the revenue under Homeowners Dues. It is accounted for in the reserve tables available on request. Revenue and expense for the 4th of July are not included in these numbers, but are reported in a separate income statement published **close by**.

Maintenance

There are five line-items that account for exactly 90% of this total. They are the landscape contract, maintenance payroll, the RV Lot, water for irrigation, and the dumpster.

Administration

There are four line-items that account for 85% of this total. The contract with our property manager, payroll taxes, various office supplies, and insurance.

Pool and Buildings

A full 80% of this line item is utilities; water, gas, electricity, sewer and garbage.

Personnel and Staff

A total of 60% of this line item is lifeguards, instructors, and staff for the operation of the pool and swim lessons.

OAK HILLS HOMEOWNERS ASSOCIATION

UNAUDITED INCOME STATEMENT

4TH OF JULY EVENT 2019

REVENUE	\$18,067
EXPENSES	\$22,578
NET INCOME (LOSS)	(\$4,511)

Notes

The event showed an uncommon loss for the year. This is a unique and some would call it the marquis event of the year for Oak Hills. Revenue for this event is almost entirely from donations collected at the four driving entries to Oak Hills. Those entries are staffed 100% from volunteers from our own community. More volunteers would directly result in more revenue.

We do have several homeowners who generously make contributions directly for the 4th of July event. These are substantial contributions of \$100, \$200 and more. Thank you to those of you who have made these contributions.

RECREATION ROUND-UP

BY SHEILA BREWER, OHHA DIRECTOR

FALL OFFICE HOURS AT THE REC

The Office will be open during the following days and times during the fall season to process registration sign-ups and payments, RV lot payments, drop-box cards, facility rentals, distribute key fobs, and for all general inquiries.

- Tuesday, 4 p.m. - 6 p.m.
- Wednesday, 9:15 a.m. - 11 a.m.
- Or by appointment, please email officeohha@gmail.com.

TURKEY TROT FUN RUN/WALK



THANKSGIVING DAY

**Registration 7 a.m.
Start Time 8 a.m.
Rec Center Parking Lot**

	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Pickleball (2 hours) FREE	8:30 a.m. Gym		10:30 a.m. Gym	7 p.m. Gym	9:30 a.m. Gym	
Square Dancing (2 hours)	6:30 p.m. Gym					
Basketball (2 hours) FREE		7 p.m. (men's) Gym				
Youth Ki-Aikido 1 hour: Kids/Youth 30 min.: Littles			3 p.m. (Kids) 4 p.m. (Youth) 5 p.m. (Littles) Gym			
Adult Ki-Aikido (2 hour)			7 p.m. (Adults) Gym			

KI-AIKIDO FOR KIDS AND ADULTS 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.

TO REGISTER: Please visit BEAVERTONKI.ORG for more information and to register for a class. All Oak Hills Homeowners receive a discounted price.

RESERVE A SPACE AT THE RECREATION CENTER

We have four spaces at the Recreation Center available for homeowners to rent for events and parties: gym, Community Room, Meeting Room (in Gym), and the

outdoor picnic area next to the Community Room. More information on the website at OAKHILLSOREGON.COM/RENT.

BRICK SALES

We are selling bricks just in time for the holidays! If you are looking for that perfect gift for the hard-to-buy-for person on your list, why not consider a gift to be treasured and lasts a lifetime!

Come on down to the office during office hours to check out pricing and get paperwork: \$100 for 4x4; \$250 for 8x8; \$1,000 for 12x12.

Recreation Round-Up

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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.

QUILTING GROUP

First and third Tuesdays

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

Contact: Lois Pierson (pierson@msu.edu)

Open to residents and guests. Free.

Lois Pierson is an avid quilter and has taught quilting classes at four quilt shops throughout Michigan over the past three decades. All levels of quilters are welcome!

OAK HILLS SQUARES

Monday evenings

6:30 – 8:30 p.m., Gym

The Oak Hills Squares Square Dancing Club meets on Monday evenings at 6:30 p.m. in the gym. The sessions are open to everyone, all ages and abilities are welcome. It is \$5 weekly for homeowners or \$6 for non-homeowners.

Oak Hills Squares is a fun and lighthearted club. We have recently joined the Tualatin Valley Council and the Oregon Federation of Square and Round Dance Clubs and we are excited to see our numbers grow. Come check us out and have some fun!

TURKEY TROT FUN RUN/WALK

Nov. 28, 8 a.m., Rec Center parking lot

Registration begins at 7 a.m., the race starts at 8 a.m.

See page 1 for more details. You may also register ahead online at OAKHILLSOREGON.ORG/TURKEYTROT.

HOLIDAY BAZAAR

Dec. 6 & 7, 9 a.m. - 5 p.m.

Rec Center and Boyd Community Room

We are excited for this year's Holiday Bazaar! We are happy to say we have over 35 vendors ready to sell you holiday goods at this great Oak Hills traditional event! Get your holiday shopping done early by shopping local and supporting local artists and vendors. Mark your calendar now! Invite a friend ... or two!

HOLIDAY PARTY

Dec. 21, 5 - 7 p.m., Rec Center

We have crafts and treats to share! Can you bring some cookies or an appetizer to share too? A fun get together for friends and family. And at some point during the evening, there will be a visit from someone from the North!

PAINT NIGHT

Jan. 18, 6:30 p.m., Rec Center

The first Paint Night at Oak Hills is on the calendar! Get ready for a Night Out! The cost is \$40 per person, which includes everything you need to make a beautiful one-of-a-kind painting, light snacks and plenty of laughs! And the best part is it's right in YOUR neighborhood! You can also see the painting we are doing by going to the link below.

To Register go to: OAKHILLSOREGON.COM/PAINT-WITH-VICTORIA and either click on the link for Jackrabbit Portal or pay with Square.

COMMUNITY AFFAIRS

BY ANNE E. HOGAN, OHHA DIRECTOR

October was a busy month! Traffic, Neighbor Safety, and an upcoming Blood Drive are all on the radar. The Traffic Task Force meeting on Oct. 25 saw an increase in concerned neighbors; our next meeting on Nov. 20 will highlight a visit from Melissa Norman of the

Washington County Neighborhood Streets Program. Please join us! Also, the Neighborhood Watch Program is gaining momentum, thanks to the hard work by this year's co-chairs, Jim Deary and Linda Kitchin. We are seeking block captains and co-captains to

ensure all areas are covered. Check out the article on Neighborhood Watch on page 3 for more details. Finally, there is a Blood Drive scheduled for Sun., Dec. 15 from 11 a.m. to 5 p.m. Please check out the Community Affairs page on the Oak Hills website to sign up.

DRAFT BOARD MEETING MINUTES -- Nov. 6, 2019

MINUTES OF THE BOARD OF DIRECTORS MEETING OF THE OAK HILLS HOMEOWNERS ASSOCIATION HELD ON NOVEMBER 6, 2019 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 Present, ARB
Lindsay Sandor, Secretary, Communication
Gerry Reeve, Treasurer
Jon Cole, Director, Maintenance
Sheila Brewer, Director, Recreation
Terri Danowski, Director, Compliance
Jana Carlson, Director, RV Lot
Anne Hogan, Community Affairs

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
With a quorum of nine Board members in person, the meeting was called to order at 7:00 PM

II. APPROVAL OF PREVIOUS MEETING MINUTES – September 4, 2019

MOTION: Dan Badders made a motion to approve the October meeting minutes as published in the newsletter. Annie Hogan seconded and the motion carried seven in favor, Lindsay Sandor abstained.

III. BOARD DEPARTMENT UPDATES

Community Affairs – Anne Hogan report:

The neighborhood Watch Program is being reinstalled and Block Captains are being confirmed and a plan is in place to add more. There will be an event to rally the new Block Captains and thank the Block Captains that have served for many years. There was another meeting of the Traffic Task Force with five attendees. There has been a lot of idea sharing and the group has been in touch with the Washington County Neighborhood Streets group. The Oak Hills group is still getting information on how to use the speed signs more efficiently. Discussion followed on whether or not Oak Hills HOA owns the existing signs in the community. Annie is continuing to attend the CPO7 Meetings to stay up on land use issues in the Bethany area. There will be a Neighborhood Watch meeting on December 17 and Traffic Task Force Meetings on November 20 and December 18, and the Winter Blood Drive on Sunday December 15.

Treasurer – Gerry Reeve - NO REPORT

RV Lot – Jana Carlson report:

Jana is continuing to work with Jon Cole and Jarrod on weed control and trimming of trees around the RV lot. The RV Lot prices will be increased by 5% with the 2020 lease renewals. Owners who have miscellaneous items, like construction materials, etc., stored in their trailers are being contacted to remove those things, and the new contracts will be clear that items cannot be stored in trailers in the lot. Jana is also contacting RV owners about the condition of their vehicles and tarps or if the vehicle has expired tags. The goal is for the lot to provide convenient storage for residents who use their RVs regularly.

Recreation – Sheila Brewer reported:

The Holiday Bazaar is coming up and most of the tables are sold. The Holiday Party is being planned as well. The Turkey Trot organization is ongoing and 100 runners are expected. The pool is now closed and the winter cover has been ordered. Sheila is hoping to have a water polo program in place in the summer of 2020. Sheila and General Manager Christina Matousek have been working on the 2020 budget for Recreation.

Compliance – Terri Danowski reported:

In the last month, no letters have been sent, all communication has been in person and via email. The Policy Committee has met a few times in the last month; their goal is to define the various levels of governance – CC&Rs, Policies and Regulations, Guidelines, so owners have a clear understanding. The Committee is looking to add several members to bring a different demographic and insight into the work of the committee. They hope to have their work completed and recommendations to the Board sometime in the first quarter of 2020.

ARB – David Boyd reported:

The ARB is realizing there are quite a few owners asking for variances to the fence height guidelines; this topic is to be discussed later in the meeting during the ARB Appeal discussion. Discussion followed regarding how to define an owner's right to privacy on their property.

Maintenance – Jon Cole reported:

The Drop Box program closed on October 31. Clean Water Services has started their leaf pick up program, which is expected to be discontinued after this year. Jon has not engaged Sonny's Landscape to pick up leaves in the common areas, as Jarrod is mulching them with the mower to save expense. Jon reminded owners not to rake leaves into piles in the common areas, as that will slow the mulching process.

The soccer fields are in need of maintenance. Jon and Sheila Brewer are working to try to engage the organizations that rent the soccer fields to assist with

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Draft Minutes -- November 6, 2019

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some of the maintenance requirements. Jon noted that the new Rec Facility has maintenance needs that were not necessarily expected, and is hoping the owners recognize that while the facilities are new, there are still costs to properly maintain the facility.

IV. OWNERS' FORUM

An owner addressed the Board regarding the AR appeal in support of the owner who filed the appeal, and addressed the idea of changing the fence height limit. An owner addressed the Board regarding the ARB process in general, and suggested that if an owner does something without approval, it should be permitted without an application if it meets the Association standards.

An owner addressed the Board representing a local small Boy Scout Troup in search of a new Charter Organization, and also looking for a free space to hold their troop meetings. The owner and Sheila Brewer will meet after the meeting to discuss the Association's expectations for volunteer service in exchange for use of the Rec Facility.

V. DISCUSSION TOPICS / OTHER BUSINESS

A. Presentation of 2020 Budget:

Dan Badders introduced the topic of the 2019/2020 budget, noting that the 2018/2019 actual expenses were within 2% of the budget, but reminded the Board that budget included drawing down of operating contingency funds.

Treasurer Gerry Reeve presented a balanced budget, and noted that in order to balance the budget, various levels of services needed to be reduced. It was noted that the Rec Programs provide 30% of the operating revenue, and that the General Manager payroll was being moved from the Rec Department to the Treasurers Department, as the GM now serves all the various departments, not just Rec.

Discussion followed regarding the funding of replacement reserves.

Balancing the new budget required underfunding the replacement reserve approximately \$22,500 less than the recommended reserve contribution. It was noted that the Reserve Study provider recommended a \$72,500 contribution, and the annual audit has included a note about the underfunding of reserves over the past several years. It was noted the importance of communicating to and educating owners that the reserves are underfunded due to the limits in the annual assessment. Consensus was to provide a simple,

transparent budget, footnoted about the underfunded reserves, and keep that in the forefront for 2020 discussions with owners about the need to increase the annual assessment.

MOTION: Sheila Brewer made a motion to approve the 2019/2020 budget as proposed with footnotes about the deficit in reserve funding. The motion was seconded and carried, seven in favor, David Boyd opposed.

B. ARB Appeal:

Dan Badders introduced the appeal discussion, advising the Board members that discussion will be limited to the specific appeal and the fence guidelines that currently exist. Board member comments will be kept to three minutes, and after each Board members has an opportunity to discuss and ask questions, a vote will be taken regarding whether to uphold or overturn the ARB decision that the fence as installed does not meet the approval requirements.

Discussion followed regarding each Board members position on whether or not to support the ARB decision. Discussion followed regarding sending the matter back to the ARB to consider a possible new policy regarding fence height due to topographical challenges on lots, changes in local traffic, and changes in how the community members expect to enhance their property values.

A vote of the members was taken; yes to uphold the ARB decision, No to overturn the decision. The results were four in favor of upholding the decision, three in favor of overturning the decision. (Lindsay Sandor had left the meeting.)

VII. ADJOURN

MOTION: Terri Danowski made a motion to adjourn at 9:17 pm. The motion was seconded and carried unanimously.



ARCHITECTURAL REVIEW

David Boyd

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Dorthe Bugbee

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Bob Erickson

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Keith Gregory

kgregory1234@gmail.com

Dave Nase

daven0517@aol.com

More information at

OAKHILLSOREGON.COM/ARB

DATES TO REMEMBER

MONTHLY BOARD MEETING

December 4 @ 7 p.m.

Boyd Community Room

TRAFFIC TEAM MEETING

November 20 @ 7-9 p.m.

Boyd Community Room

TURKEY TROT

November 28 @ 8 a.m.

HOLIDAY BAZAAR

December 6 & 7 @ 9 a.m. - 5 p.m.

HOLIDAY PARTY

December 21 @ 5 - 7 p.m.

Boyd Community Room

COMMITTEES

Advisory committees work on a variety of projects for Oak Hills. The Board of Directors encourages homeowner questions and feedback about these projects at monthly Board Meetings or by contacting the assigned committee directors.

BOARD POLICY COMMITTEE

Director Terri Danowski

tdanohha@gmail.com

OAK HILLS HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

Dan Badgers President	President	<i>oakhillshoapresident@gmail.com</i>
David Boyd Vice President	Architectural Review, Security, Key Fob	<i>hdcanboyd@gmail.com</i>
Gerry Reeve Treasurer	Finance	<i>ohhacfo@gmail.com</i>
Lindsay Sandor Secretary	Communications, Newsletter, Website, Social Media	<i>lindsayohha@gmail.com</i>
Sheila Brewer Director	Recreation, Pool, Fitness, Events	<i>sheilaohha@gmail.com</i>
Jana Carlson Director	RV Lot	<i>rvlotohha@gmail.com</i>
Jon Cole Director	Maintenance, Facilities, Landscaping	<i>jcoleohha@gmail.com</i>
Terri Danowski Director	Compliance	<i>tdanohha@gmail.com</i>
Annie Hogan Director	Community Affairs	<i>ohhacomunity@gmail.com</i>

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 Gym Office

Tuesday

4 p.m. - 6 p.m.

Wednesday

9:15 a.m. - 11 a.m.

By Appointment

officeOHHA@gmail.com