



HOMEOWNERS ASSOCIATION NEWSLETTER

THE OFFICIAL PUBLICATION OF THE OAK HILLS HOA

FEBRUARY 2019

NEIGHBORHOOD WATCH LEAD STILL NEEDED

BY KATIE RUPP, OHHA DIRECTOR

The Board is continuing to look for a lead for the Neighborhood Watch Program. In partnership with Washington County, Neighborhood Watch is one of the most effective crime prevention programs, bringing citizens together with law enforcement to deter crime and make communities safer. Without someone stepping up to take the lead of this vital community program, it will fall to the wayside and cease to exist in Oak Hills. If you or any of your neighbors are interested in taking on this leadership role to keep our community safe, please contact Katie Rupp at (971) 219-1920 or ksmreilly@hotmail.com.

FROM THE PRESIDENT

BY DAN BADDERS, OHHA PRESIDENT

HOW DO WE PAY FOR LONG OVERDUE REPAIRS?

For the past ten years or so, a portion of monies collected from homeowner dues is placed in the Replacement Reserve Account (RRA). Last year, \$53,000 was contributed and we now have over \$200,000 in this account. These funds cannot be used to cover annual operating expenses. As mentioned in our Landscape and Maintenance Plan (posted online: OAKHILLSOREGON.COM/

[DOCUMENTS](#)), we are in the process of repairing the entryway sign, installing a new flagpole at the Rec, updating the RV Lot gate, and replacing over 800 feet of concrete walkway near the soccer fields. Our goal is to get this done no later than the end of calendar year 2019. Repair projects for calendar years 2020 and 2021 are also shown in the Landscape and Maintenance Plan.

I mention this, as we are having to consider an increase in annual

BLOOD DRIVE THANK-YOU

BY KATIE RUPP, OHHA DIRECTOR

Thank you and congratulations to all who came out to support the very successful blood drive! We had a goal of 31 units, we collected 40 (including 8 power red donations), 42 people presented, six were deferred, and a total of eight first time donors. All of these numbers equate to a total of up to 120 lives saved! Thank you again to all who supported. The Red Cross was thrilled with our numbers and would like to come back again next holiday season and possibly add a summer drive.

homeowner dues, which will be voted upon at the Annual Meeting in May. I want to make sure all homeowners understand where the funding comes from as you see these projects completed this calendar year. These project funds have been saved and accounted for in our Replacement Reserve Account. To delay these much talked about and needed repairs would only increase the actual costs.

TREASURER'S REPORT: MONTH-END NOV. 30, 2018

BY LINDA MARSHALL, OHHA TREASURER

Two months into the 2018-2019 fiscal year, OHHA financials reflect a positive cash flow. Fiscal year-to-date revenue at the end of November was \$70,000, while year-to-date expenses were \$68,700. There were no unexpected revenues or expenses during November. At this point, just two months into the fiscal year, revenues are \$4,300 below budget. The budget number includes two-twelfths of recreation and rental revenue that is not expected to be received until summer. Actual expenses are \$11,000 less than budget. Again, the budget number includes a proportionate amount of summer expenses, especially payroll. This method of budgeting is driven by the CMI accounting system.

Long range budget planning continues. The committee comprised of Linda Marshall, Dan Badders, Jana Carlson, Martin Hehman, and Lindsay Sandor is considering many options and will prepare a recommendation for the Board regarding whether the community should reduce recreation activities and maintenance or request an increase in the annual assessment at the Annual Meeting in May.

Financial reports are posted online at OAKHILLSOREGON.COM/FINANCIALS.

MAINTENANCE AND FACILITIES

BY JON COLE, OHHA DIRECTOR

The past month for the maintenance department has been one of transition. Since Roland's departure just prior to Christmas, our new employee, Jarrod, has been busy learning our facilities and day-to-day requirements to keep things running. Jarrod is also involved in a variety of projects, from the pool system to the flagpole installation to the maintenance area and RV lot security upgrade. We are managing project prioritization and Jarrod is responsibly handling the fluctuating workload.

We have successfully extended the useful life of our main Toro mower by having repairs and maintenance work performed. Our Reserve Study schedule called for replacement in the next year. With these repairs, we have proactively extended the life of the mower by at least a few years.

On Jan. 8, a large pine tree fell across 153rd between Albion and Arcadia Court during the recent weather storms. By the early afternoon, the tree was removed, branches and debris were cleaned up, and traffic access was restored. We have had certified arborists review our trees, and while we had one on-site that morning, we asked them to review the trees in the area for potential danger. The report is that there are no obvious signs of trees ready to fall. The trees which do fall will do so after a high-wind occurrence, which is from a particular direction for each tree. If we want to be one hundred percent positive there will not be a tree falling during the next high-wind storm, we have the option to cut all of the trees down. Without taking such extreme measures to eliminate potentially falling trees, we proactively seek expert professional opinions to help with reasonable planning and prevention.

BOARD SEEKS VOLUNTEERS FOR ROCKETSHIP PROJECT ADVISORY COMMITTEE

BY LINDSAY SANDOR, OHHA SECRETARY

The Board is looking for two more homeowners to volunteer as part of the Rocketship Project Advisory Committee.

What is the Rocketship Project? Originally part of the new Recreation Center construction plans, the replacement of the existing play structures was cancelled due to budget restraints. As a nod to the neighborhood's original rocketship play structure, the Board (in early 2017) supported a fundraiser of commemorative engraved bricks at the Recreation Center to help raise money to build a new

rocketship-design play structure. The goal was to raise enough funds to support a portion of the expense, supplemented with other HOA funds. The project is currently on hold because the current estimated budget for this type of play structure ranges from \$65,000 to \$100,000, and only a small portion of the cost has been covered by sales of commemorative bricks.

The rocketship play structure and fundraising project have received an enormous amount of attention from homeowners, in support and against, and the Board seeks advice from a small

committee of homeowners to provide potential project solutions and direction. Varying opinions, ideas, perspectives on the project are welcome, and committee members must be willing to work with the team toward a recommended solution for the Board. We'd especially love to have committee members who may be new to the neighborhood, have young children, or possibly didn't purchase a commemorative brick.

If you are interested in participating, please contact Lindsay Sandor (lindsayohha@gmail.com).

SITE PLANS FOR ARCHITECTURAL REVIEW

BY DAVID BOYD, OHHA VICE PRESIDENT

When a homeowner wishes to build or repair a fence, shed, deck, covered patio or other structures in their yard, an application to the Architecture Review Board (ARB) is required with a detailed site plan. You can find the application at OAKHILLSOREGON.COM under the architectural review tab. Please email the completed application to the members of the ARB on the application. You should receive an email within 48 hours that we received the application. Most projects will be reviewed on Wednesdays with a reply by Friday with either approval, denial or a request for more information.

The most common missing item is a site plan. A site plan should show your current house and property line with the distance between them. If there are new or existing structures, please show them on the site plan with the distances between them and the existing house and property line. This can help achieve an expedient reply.

The ARB is working to update the website experience as well as the policies and guidelines. This will take a few months, but we are hopeful to have some improvements in the near future. In the meantime, please ensure that applications include site plan for the projects that impact your home/lot.

RECREATION ROUND-UP

BY SHEILA BREWER, OHHA DIRECTOR

OFFICE HOURS AT THE REC

The Recreation Office at the Gym will be open during the following days and times to process registration sign-ups and payments, RV lot payments, facility rentals, distribute key fobs, and for all general inquiries.

- Sunday 3 - 5 p.m.
- Tuesday 5 - 7 p.m.
- Or by appointment, please email oakhillsrec@gmail.com.
- **POOL CLOSED: DECEMBER - MARCH**

NEW SQUARE DANCING CLASS

A new class from 6 - 7 p.m. every Monday starting Feb. 11. The first class (Feb. 11) is FREE. After Feb. 11, the cost will be \$6 per class, per person (\$5 for Oak Hills residents). We will accept prepayment for nine classes and give the tenth class free. Square Dancing is for EVERYONE and all are welcome!

	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Baby Boot Camp (1 hour)						8 a.m. Gym
Pickleball (2 hours) FREE			10:30 a.m. Gym	7 p.m. Gym	9:30 a.m. Gym	
Square Dancing (2 hours)	6 p.m. Gym					
Basketball (2 hours) FREE		7 p.m. (men's) Gym				
Youth Ki-Aikido (1 hour)			2:30 p.m. (Kids) 3:45 p.m. (Adv.) 5 p.m. (Littles) Gym			
Adult Ki-Aikido (2 hours)			7 - 8 p.m. (ki) 8 - 9 p.m. (aikido) Gym			

FITNESS CLASSES

More information online at OAKHILLSOREGON.COM/FITNESS.

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 for the 10 week class.

BABY BOOT CAMP

Saturdays, 8 - 9 a.m., Gym

Oak Hills residents and their guests may drop in to any Saturday class for just \$7 or they can purchase a membership for 50% off the new client enrollment fee (regularly \$59) and 25% off their plan of choice (regularly \$79/month for our unlimited plan or \$110 for an 8 class pack). Please note that in order to receive the membership discounts, they will need to contact Kim Colvin (either in person or via email kim.colvin@babybootcamp.com) and request a purchase order. BABYBOOTCAMP.COM

Recreation Round-Up *continued from Page 4*

UPCOMING EVENTS AT THE REC

VENDOR FAIR

Hopefully coming in March of 2019!

Calling all sales persons in Oak Hills and surrounding area! If you currently sell products like Avon, Mary Kay, Tupperware, Pampered Chef, Thirty One, or any other products people love, the Recreation Team wants to offer you an opportunity in March (ONE NIGHT ONLY) to sell your product here and ask for a percentage of your profits, in return, that will go toward funding a future project at the Rec. If you are interested, please email Christina Matousek (oakhillsrec@gmail.com). We want to hear from you to know if this is a possibility!

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.

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.

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. Lois loves to teach quilting as well as learn new techniques from networking, sharing tips, demonstrating new tools, and perhaps donating quilts to an organization. All levels of quilters are welcome!

SPEAKERS SERIES

New information to be posted at a later date.

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 the Recreation Team (officeohha@gmail.com) for more information or make your reservation in person at the Gym Office during regularly scheduled Open Office Hours.

DRAFT BOARD MEETING MINUTES -- Jan. 2, 2019

MINUTES OF THE BOARD OF DIRECTORS MEETING OF THE OAK HILLS HOMEOWNERS ASSOCIATION HELD ON JANUARY 2, 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-President, ARB
Lindsay Sandor, Secretary, Communication
Linda Marshall, Treasurer
Sheila Brewer, Director, Recreation
Jon Cole, Director, Maintenance
Terri Danowski, Director, Compliance
Martin Hehman, Director, RV Lot
Katie Rupp, Director, Community Relations

BY INVITATION:

Nancy La Voie, CAMP, CMCA, PCAM, Community Mgr.
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 7:00 PM.

II. APPROVAL OF PREVIOUS MEETING MINUTES – December 5, 2018

MOTION: Lindsay Sandor made a motion to approve the December 5, 2018 meeting minutes as published in the January newsletter. Katie Rupp seconded the motion and it carried unanimously.

continued on Page 6

Draft Minutes -- Jan. 2, 2019 *continued from Page 5*

III. BOARD DEPARTMENT UPDATES

Treasurer – Linda Marshall reported:

The November financial statement was sent before the holidays. Revenue was slightly under budget due to seasonal income. Expenses were under budget as expected due to seasonality. The plan is to hold two upcoming budget meetings to discuss the current budget and last year's annual expenses, and goals for the Association. The information will be reported back to the Board.

Communications – Lindsay Sandor reported:

The upcoming budget meetings will be hopefully be broadcast on Facebook Live so owners who cannot attend in person can participate. The February newsletter needs the articles submitted by January 11th and the minutes by January 4th. A rocketship advisory committee is being formed to review past work and the recommendations on how to move the project forward.

Architectural Review Board (ARB) – David Boyd reported:

In December, there was one window project approved and one solar panel project is still pending.

Maintenance – Jon Cole reported:

December was busy during the transition between Roland Levesque and Jarrod Levesque. The lawn mower has been repaired to extend its life. The new flagpole will be installed in January. There is a homeowner researching options for renovation of the entry sign. Jarrod is working on the UV pool filter and getting the stormwater vault cleaned in order to get the bond money back from the county. The RV lot gate opener is planned to be installed the second week of January.

Recreation – Sheila Brewer reported:

November, December and January are slow months for recreation and time will be spent preparing for 2019. Field use contracts are being collected and updated to state that the fields are privately owned and reservations can be cancelled at any time and use is subject to all OHHA rules and guidelines.

RV Lot – Martin Hehman reported:

Payments are still being collected. Going forward, better direction is needed for Jackrabbit use; as some owners are still having trouble. Access will be needed to the office to start building a database for gate access codes.

Community Affairs – Katie Rupp reported:

The blood drive was very successful. The goal was 31 units and 40 units were collected. A summer blood drive may be planned. A meeting was held with the Tualatin Valley Water District to discuss replacing a water main under the condo walking path. An option

was settled on that has the least impact on condo owners. The district attorney contacted the Association about providing a monthly newsletter article regarding internet safety, home safety and the neighborhood watch program. The Association was asked to look into uniformity in the street light fixtures in the community and is working with PGE. The Girl Scouts have requested to do a drive through cookie booth in the rec center parking lot.

Compliance – Terri Danowski reported:

It was a quiet month. There were some face to face meeting to clarify compliance issues. The biggest issue was contractor, for sale and rent and political signage. There is no Board policy regarding other miscellaneous signage. Generally the owner is contacted to request removal.

President – Dan Badders reported:

In Executive Session last month, the Board reviewed a cell tower proposal. The only preference was to build it near the tennis courts. The revenue offer was increased but not enough to offset the undesirable location, and there has been no further conversation with the tower provider.

IV. OWNERS' FORUM

- An owner took note of a possibility of increase in the annual fees and expressed that the Board should pursue opportunities to raise revenue in order to avoid an increase in fees. Owner is concerned about high expenses for future maintenance of common elements.
- An owner mentioned that the lights were on all day and off at night at the rec center. The owner read the CC&R's per suggestion in the last newsletter and asked about enforcement of rules and policies. Discussion followed regarding the 2013 guidelines that were compiled and never completed. Owner noted he would volunteer to be on a steering committee to finish the guideline document.
- An owner noted the use of black paint on home in the community. Owner expressed concern with the dark exterior colors being approved by the ARB. David Boyd responded on behalf of the ARB. The ARB re-reviewed the application and came to the same conclusion to approve. The ARB found no inconsistencies in the guidelines and noted that these dark grays have been approved in the past. Dan Badders noted that the ARB is reviewing all guidelines and restriction to allow the ARB and compliance to be more consistent in enforcement.

continued on Page 7

Draft Minutes -- Jan. 2, 2019 *continued from Page 6*

- An owner asked about the executive session to discuss the proposed cell tower installation contract. Dan Badders noted that organizational training and coordination is to be discussed in open session tonight, not executive session. The owner asked about discussion regarding the installation of a cell phone tower. It was noted that the discussion was in executive session as it was a contract negotiation.
- An owner asked about the budget for legal expense for investigation of the legality of a firearm ban in the common area. Dan Badders noted that the Board did get a legal opinion about how they can regulate the use of common areas. Discussion followed regarding how the Board decides to spend discretionary budget items.
- A new owner mentioned they noticed a lot of turnover of homes and believes there is a disconnect with the old owners to bring new owners into the fold. Owner would like to find a way to bridge the gaps between new and long time owners.
- An owner addressed the Board with concerns about allowing short term rentals.

V. DISCUSSION TOPICS / OTHER BUSINESS

A. Prohibition of firearms in the common areas:

In Each Board member was allowed 5 minutes of uninterrupted time to state their thought on the legal opinion regarding the Board's ability to govern use of the common areas, and specifically about the idea of banning firearms in the common areas.

- Lindsay Sandor commented on how the Board governs and regulated community property.
- Linda Marshall thought the discussion should be more about the limits of governance authority before decision are made on any specific topic or regulation.
- Katie Rupp mentioned concern that the attorney does not specialize in HOA law and feels there may be inconsistencies in the opinion.
- Terri Dankowski does not see a need to revisit the Board authority to regulate use of the common areas and is concerned about enforceability of any rule. Terri noted that community is based on civility and common sense and the police have advised they won't enforce Association policy unless they felt there was imminent danger.
- Jon Cole agreed with Terri's sentiment that making a rule won't make it enforceable and does not see a benefit.

- Sheila Brewer believes a firearm ban would make the restriction carry more weight and would not be difficult to enforce as the Association has historically trespassed residents from the common area. Sheila believes the open carry is a political statement, which the Association prohibits in other ways. Linda Marshall thinks the legal opinion and historical document reaffirms the Association can regulate the use of the common area. Linda believes, if as a board they decide to make a rule about firearms, the rule can be stated in a way that acknowledges that residents can carry in accordance with existing laws and does not believe the Association needs a special rule.
- Martin Hehman agreed with Terri and Linda and believes the Association addressed the concern with the resident and future bans could escalate the matter. Martin noted he would never support a ban on concealed weapons and the legal opinion confirms the Association has no liability if they do not take action to ban firearms.
- David Boyd said it was hard to believe the Association could pass a CC&R amendment but would support Board member efforts to make the community safer. David noted reasons to use Vial Fotheringham (VF) for future legal opinions; counsel used does not specialize in HOA law, the Association has history with VF and VF would like to represent the Association in any legal matter. Dan Badders thanked the Board for participating and noted no vote would be taken to allow the Board time to consider the discussion.
- Dan Badders recapped that the Board does have authorization to regulate how common property is used and if there is a prohibition, the Board will not enforce it as this would still be in the hands of the Washington County Sheriff's department.
- Dan Badders asked to table the second portion of discussion until the next meeting.
- Lindsay Sandor brought copies of the code of conduct document for signature by all Board members.

VI. ADJOURNMENT

MOTION: Terri Dankowski made a motion to adjourn at 9:32 pm. Linda Marshall seconded, and the meeting was adjourned.

ARCHITECTURAL REVIEW

David Boyd

hdcanboyd@gmail.com

Dorthe Bugbee

dorthebugbee@gmail.com

Bob Erickson

robertkerickson@gmail.com

Keith Gregory

kgregory1234@gmail.com

Rebecca Moon Leibowitz

rebecca@moonleib.org

More information at

OAKHILLSOREGON.COM/ARB

DATES TO REMEMBER

MONTHLY BOARD MEETING

Feb. 6 @ 7 p.m.

Boyd Community Room

More information at

OAKHILLSOREGON.COM

ANNOUNCEMENTS

The Oak Hills Neighborhood Watch Program is still in need of new leadership. If you're interested in leading this important community program, please contact Katie Rupp (ksmreilly@hotmail.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	Community Affairs	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 Gym Office

Sunday

3 p.m. - 5 p.m.

Tuesday

5 p.m. - 7 p.m.

By Appointment

officeOHHA@gmail.com