



HOMEOWNERS ASSOCIATION NEWSLETTER

THE OFFICIAL PUBLICATION OF THE OAK HILLS HOA

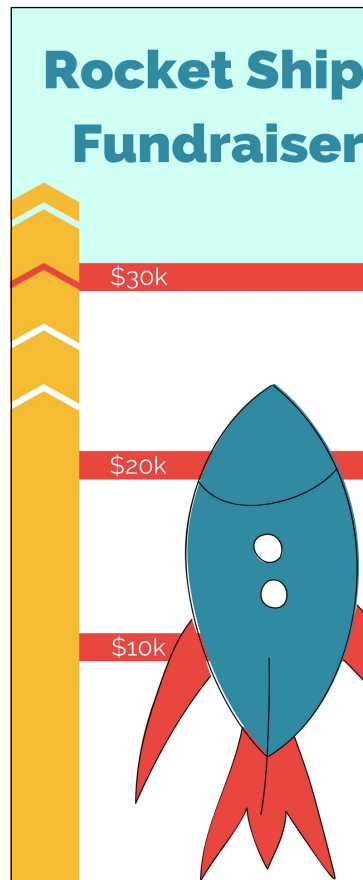
JANUARY 2018

FROM THE OHHA PRESIDENT

BY DAN BADDERS, OHHA PRESIDENT

Welcome to the new year! Here are a few things I would ask all homeowners to think about:

- **Volunteering:** Many times homeowners will approach board members with their ideas. These may be a great ideas, but board members have limited amounts of time trying to balance family/work/board duties. The “best ideas” that I would like to see are the ones where homeowners offer/volunteer to get involved in the actual researching/work to bring the “best idea” to completion.
- **Attending Board Meetings:** In my short time as presiding over board meetings, we have made them more time efficient. I invite all homeowners to attend these monthly meetings, see how your board operates and share your thoughts/concerns.
- **Thanking the wonderful paid staff that serves our community:** Roland, our Maintenance Manager, for his efforts to keep everything working. Christina, our Recreation Activities Director, for the great selection of programs/events. Roland, Christina, and all other staff make Oak Hills a wonderful place to live and be part of.



ROCKETSHIP FUNDRAISER UPDATE

BY DAVID BOYD, OHHA VICE PRESIDENT

The first phase of installing the commemorative bricks will begin in mid- to late-December and we’re getting so close to our rocketship fundraising goal of \$30,000! With just over \$6,000 of donations needed to reach our goal, please consider your contribution today.

Need a great holiday gift idea for family and friends of Oak Hills? Go to oakhills.net/rocketship to make a donation in their honor today. More information is available online or contact Gary Peront at gperont@gmail.com.

UPCOMING EVENT

Dec. 23: Holiday Party and Cookie Exchange
4 p.m. - 6 p.m.
Oak Hills Recreation Center

Come celebrate the season with us, including pictures with Santa. Bring a treat to share, sip complimentary hot apple cider, enjoy children’s craft projects, and participate in this year’s Cookie Exchange--a great way to have a cookie platter with a variety for your holiday party! For the Cookie Exchange, bring 3 dozen cookies (put them in zip lock baggies with four cookies in each baggie) and bring them to the Rec by 4:30 p.m. The Cookie Exchange will begin at 5 p.m.

COMPLIANCE CORNER: BE A GREAT NEIGHBOR

BY TERRI DANOWSKI, OHHA DIRECTOR

PLEASE MAKE SIDEWALK MAINTENANCE A PRIORITY FOR THE SAFETY OF OUR NEIGHBORS!

A homeowner recently fell and sustained some serious injuries due to uneven sidewalks in front of a home. REMINDER: Each homeowner is responsible to keep their sidewalks properly maintained per Washington County Code. This means any uneven sidewalks should be ground down to level or replaced. If someone is injured on your sidewalks, they could seek coverage of any medical expenses necessary for their recovery. It's less expensive to keep your sidewalks safe! And it's a neighborly courtesy to those who walk our streets to keep them safe.

Winter is here, along with snow and storms. Here are a few reminders and tips to keep your property and our community safe and attractive:

- **Shovel snow and ice from your sidewalks.** Each homeowner is responsible for safe passage of pedestrians on the sidewalks adjacent to their home. If an injury occurs on your sidewalk, the homeowner is liable for damages and medical claims. Be Safe, not sorry!
- **Inspect your landscaping regularly** for fallen trees, broken limbs and potentially dangerous hanging debris which could fall, causing damage or injury.
- **Cars** parked on the street should be a **foot away from the curb** to allow water and storm drainage to pass by easily.
- **Clear debris from gutters** (on your house and in the streets) and storm drains to allow water and storm drainage to flow freely.
- **Be Prepared** for whatever weather may come our way. Keep

a supply of kitty litter or snow-melt handy in the winter in case you need traction. Keep an ice scraper and small shovel in your car along with emergency lights, a blanket and some water.

- **Check on your neighbors** to ensure they are safe and prepared. **Lend a helping hand** to those who need it. Our neighborhood is well known for generosity of spirit and our friendly community. We want to encourage that!

HOMEOWNERS WITH LOTS NEXT TO THE GREENSPACE

Please be sure to properly contain and dispose of yard debris from your property. Our Maintenance Team is finding a large amount of leaves and plant clippings being blown and disposed of on the greenspace. Please utilize the curbside yard debris containers and other methods of proper disposal of these materials.

LOOKING FORWARD: PLAN FOR SPRING AND SUMMER PROJECTS NOW

- Many wooden fences in our neighborhood are looking worn out, missing boards, leaning and even falling over. Plan now for repairs or replacement, and remember to get ARB approval.
- Plan now for refreshing the paint on your home if it's peeling, cracking, and looking less than fresh. Again, remember ARB approval is needed.

THE ARCHITECTURAL REVIEW BOARD (ARB) regulates many aspects of what can and cannot be done to your home and property in order to maintain the harmonious and consistent architectural image of Oak Hills. The ARB is team of volunteer homeowners appointed by the Board of Directors that review applications for all exterior changes to homes within the neighborhood. **Find more information and submit project applications online at oak-hills.net/arb.**

TREASURER'S REPORT

BY LINDA MARSHALL, OHHA TREASURER

At October 31, 2017, the end of the first month of the current fiscal year, OHHA Year-to-Date (YTD) revenue is favorable to the fiscal YTD budget by \$800. One-twelfth of Homeowner dues are allocated to revenue each month. YTD revenue at October 31 is \$38,100.

OHHA YTD expenses are favorable to budget by \$1,000. YTD expenses at October 31 total \$36,000.

Financial reports posted online at oak-hills.net/financials.

RECREATION ROUND-UP

BY SHEILA BREWER, OHHA DIRECTOR

Please see our monthly calendar online (oak-hills.net/recreation), plus class information, schedules, fitness instructor biographies, and more! All classes are part of the Recreation Pass Card program, unless otherwise noted. See below for details.

OFFICE HOURS AT THE REC

The Recreation Office at the Gym will be open during the following days and times to process registration signups and payments, distribute key fobs, and for all general inquiries.

- Mon. and Wed. 10 a.m. to 12 p.m.
- Tues. 5 p.m. to 7 p.m.
- By appointment, please email oakhillsrec@gmail.com.

RECREATION HIGHLIGHT: CIRCUIT TRAINING

Tuesdays & Thursdays, 9:15 - 10 a.m.

The former Walking + Nutrition class is taking everything indoors for the winter. The Circuit Training class targets body conditioning and building endurance with a sequence of high-intensity aerobic exercises. Led by fitness instructor Loretta Ramm, join this class today and give 2018 a healthy and motivating start.

	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
Boot Camp (1 hour)	6 a.m. Gym		6 a.m. Gym		6 a.m. Gym
Turbo Kick (1 hour)	9:15 a.m. Gym		9:15 a.m. Gym		
Circuit Training (1 hour)		9:15 a.m. Gym		9:15 a.m. Gym	
Pickleball (2 hours)			10:30 a.m. Gym	6 p.m. Gym	
Square Dancing (2 hours)	6 p.m. Gym				
Basketball (2 hours)		7 p.m. (men's) Gym			

RECREATION PASS CARD PROGRAM

Only \$5 per class drop-in fee (\$6 for non-residents) to get in shape and have fun! Classes may be paid for individually prior to the start time or residents may purchase a Recreation Card Pass (10 classes) for \$50. Contact Christina Matousek (oakhillsrec@gmail.com) for details.

FITNESS CLASSES

Check out all of the fun fitness classes we offer right here in Oak Hills! More information, including Instructor biographies, can be found online at oak-hills.net/fitness. Be active. Be healthy. Be happy.

HOLIDAY SCHEDULE CHANGES

No fitness classes on December 25th and January 1st. During inclement weather, please check Facebook (@OakHillsHOA) for class cancellations.

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Recreation Round-Up continued from Page 3

OAK HILLS GROUP ACTIVITIES

Exercise your brain and connect with fellow neighbors and friends. We have a growing list of group activities and are open to new opportunities and suggestions. Contact Christina Matousek (oakhillsrec@gmail.com) for more information.

BRIDGE GROUP

On the first and third Monday of every month from 1 p.m. to 4 p.m., Nancy Neumann is hosting Bridge in the Boyd Community Room. This is an open group for all levels of players. Contact nanc0301@yahoo.com with any questions.

BOOK CLUB

Join the Oak Hills Book Club on the first Wednesday of every month, 10:30 a.m., in the Boyd Community Room for great conversation, complimentary snacks and coffee. If you are interested in joining, please email Julie Bray at jbhillbrey@frontier.com.

January Book Club, Jan. 3rd: [In the Land of Invisible Women: A Female Doctor's Journey](#) by Ahmed Qanta. Unexpectedly denied a visa to remain in the United States, Qanta Ahmed, a young British Muslim doctor, accepts an exciting position in Saudi Arabia. This is not just a new job; this is a chance at adventure in an exotic land she thinks she understands, a place she hopes she will belong. What she discovers is vastly different.

February Book Club, Feb. 7th: [The Sound of Gravel](#) by Ruth Wariner (**author may attend meeting!**). Recounted from the innocent and hopeful perspective of a child, *The Sound of Gravel* is the remarkable true story of a girl fighting for peace and love. This is an intimate, gripping tale of triumph, courage, and resilience.

CPR/AED TRAINING

Many homeowners have asked for CPR and AED classes at the Recreation Center. We are thrilled to announce an upcoming opportunity to become trained with these life saving skills. At the end of January, we're looking to offer a class and need your help to gauge interest. There will be a fee for the class, but if you are interested in being a participant in a class, LET US KNOW! Please email Cheryl and Jim Poland at polandcheryl@gmail.com for more information and to be counted as a possible participant. Our goal is to support a healthy community and we hope you will join us on this venture!

CURRENT EVENTS DISCUSSION GROUP

Are you an adult who enjoys learning, lively discussions and meeting interesting people? Join us on Wednesday, January 10th from 10 a.m. to 12 p.m. at the Boyd Community Room. We will meet either once or twice a month. This new program is copied from PCC Senior Studies Institute with their permission and is FREE.

Bring an article from your local paper, a national publication or from something you heard on television. (It would probably be prudent to not discuss Oak Hills politics.) Discussion topics are listed for all to see, the moderator selects one and the discussion begins, and participants raise hands to comment. The moderator calls on people, which helps to keep even a lively discussion orderly and helps assure that everyone has a chance to have their say. **The group will discuss it with no conditions except respect and civility.** The discussion can get exciting and spirited! Contact Ginny Hanson, Temporary Moderator, at (503) 348-0421 for details.

HOLIDAY BAZAAR

Another year of wonderful shopping and holiday cheer! We are happy to report that the return of the Oak Hills Bazaar to the new Rec Center resulted in the largest number of vendors we have ever had. A special heartfelt thank you goes to Ruth McArthur for her ongoing commitment to the organization and management of this event. Due to the huge success and growth of the Bazaar, a direct result of Ruth's hard work of her many years at the helm, we will be making some changes and improvements in 2018! Let us know if you want to be a part of this growing tradition by emailing Christina Matousek at oakhillsrec@gmail.com.

FACILITY RULES AND GUIDELINES

Most homeowners and guest are treating the space and facilities with care and respect but on the rare occasion that there are issues, remember and be sure to remind children that all activity is under video surveillance and recorded footage is being reviewed. We are utilizing this technology in order to address specific issues with individuals and we look forward to the positive effects of the added security. Be advised that any damage to property or breaking of rules are the responsibility of the homeowner and may result in monetary fees and/or loss of privilege. Don't forget: **PLEASE TURN OFF THE LIGHTS!**

COMMUNITY NEWS

BY LINDSAY SANDOR, OHHA SECRETARY

Do you have an upcoming Oak Hills event or local community update that our neighbors would love to hear about? Please email OHHA Board Director, Lindsay Sandor, at lindsayohha@gmail.com.



OAK HILLS POOL: WILL REOPEN IN THE SPRING

BY SHEILA BREWER, OHHA DIRECTOR

We are happy to announce that preliminary estimates look as if our income from pool rentals through the fall and early winter seasons have exceeded expenses. Due to the success of these rentals enabling us to provide pool time for registered lap swimmers and an extended swim team season, as well as covering costs of heating and lighting for the entire Recreation Center during this time, we are negotiating with the pool renters to possibly continue contracts into the spring. We do this cautiously with the sole intent to cover expenses and provide a benefit to homeowners. Pending the success of contract negotiations, updates will be posted on the website (oak-hills.net) and on Facebook (@OakHillsHOA), including Lap Swim hours open to registered homeowners.

DRAFT BOARD MEETING MINUTES -- Dec. 6, 2017

MINUTES OF THE BOARD OF DIRECTORS' MEETING OF THE OAK HILLS HOMEOWNERS ASSOCIATION HELD ON DECEMBER 6, 2017 AT 7:00 PM IN THE BOYD COMMUNITY ROOM OF THE OAK HILLS RECREATION CENTER, 2400 NW 153RD AVE., BEAVERTON, OREGON.

PRESENT: Dan Badders, President
Linda Marshall, Treasurer
Ryan Asbury, ARB
Sheila Brewer, Director, Recreation
Terri Danowski, Director, Compliance
Jon Cole, Director, RV Lot
Todd Cooper, Director, Maintenance

ABSENT: David Boyd, Vice-President
Lindsay Sandor, Secretary, Communication

BY INVITATION:
Tom La Voie, CAMP, CMCA, PCAM, Community Manager
COMMUNITY MANAGEMENT, INC. AAMC

OWNERS AS LISTED ON THE ORIGINAL SIGN-IN SHEET.

I. CALL TO ORDER/COMMUNITY ANNOUNCEMENTS

President Dan Badders called the meeting to order at 7:00 PM and reviewed the agenda.

II. APPROVAL OF PREVIOUS MEETING MINUTES (November 1, 2017)

AGREED: Linda Marshall moved to approve the minutes of the November 1, 2017 meeting as previously distributed. Terri Danowski seconded the motion which carried without objection.

III. BOARD UPDATES

Compliance: Director Terri Danowski stated that there are nine open cases at this time, and she is dealing with unlicensed vehicles and fencing – both chain link and fences needing repair, and with injuries caused by uneven sidewalks. She will address these issues in the newsletter. “Private Property” signs have been installed, and an enclosure will be built around the garbage containers at the rec center.

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RV Lot: Director Jon Cole reported that the annual billing has been issued and revenue is starting to come in. Washington County questioned the storage of RV units due to a zoning restriction, but they have since dropped the inquiry.

Secretary: President Badders reported for Secretary Lindsay Sandor: The newsletter is within budget. The web posting for the Rec activities has been reviewed with Director Sheila Brewer and Christina Matousek, and all information is now synced. They will meet on a regular basis to insure that all information is reported accurately. Due to the holidays, the newsletter will be published on December 16, so the deadline for the draft minutes and the Board reports is Friday, December 8.

Architectural Review Board: Director Ryan Asbury reported that there was only one request in the past month for a new roof, and the request was approved.

Maintenance: Director Todd Cooper reported that plum and maple trees have been planted by volunteers. The Maintenance building will be getting a new roll up door on December 12. Cooper reminded everyone that requests for maintenance must be channeled through him, and owners should not be approaching Roland with maintenance issues, unless there is an emergency situation.

Treasurer: Treasurer Linda Marshall provided financial information for October, the first month of the fiscal year: Through October 31, 2017, OHHA had a favorable variance of \$800 in income, and a favorable variance of \$1,000 in expenses, resulting in a favorable variance of \$1800. Marshall reviewed the process for reimbursement of expenses and stated that the form will be available on-line. CMI has agreed to provide a fillable pdf version of check request forms with updated line item designations. Directors will be able to email the completed forms to CMI along with appropriate backup information, receipts, invoices, as necessary.

President Badders reviewed the profit and loss statements that are posted on the website for owner review. He agreed that a one month financial report is not very informative. One month is a statistic, whereas three or four months' worth of data will show trends. Director Terri Danowski suggested a 12 month rolling report, and La Voie offered that CMI could easily produce such a document.

Building Committee: Director Jon Cole reported for Vice President David Boyd. The Energy Trust credit has been approved in the amount of \$14,000, but the check has not yet been received. The Reserve Study should be completed before

the middle of January. The pool cover has arrived. TEAM Construction will address the punch list items to close out the project by early January; there are about 300 items on the punch list. Boyd is working with TEAM to install an additional drain in the locker rooms, and the Association will make improvements to the flooring and wall covering to make it waterproof.

President Badders added that the pump room issues appear to be under control. Roland has made some adjustments but there are still issues with the sand filter. The room is designed for moisture, but drainage is a problem.

Recreation: Director Sheila Brewer reported that planning has begun for the 4th of July. The Holiday Bazaar was successful with a total of 42 tables. The event has grown to the point that professional management is necessary, as it is more than one volunteer can handle. Brewer will budget for staff hours in the future, as both Christina and Roland were involved. The event brought in \$1,200; with expenses to date of \$430 plus staff time, the event will likely break even.

Brewer reported that there were 32 Swim Team participants in September, 23 in October, and 12 in November. December participants were so few that the program has been cancelled. Swim Team income is under projection, and the cost to have two coaches higher than anticipated. Lap swim has had 13 households involved. Income for the rental programs was discussed, with a total of \$17,500 collected since September. The Board agreed that the expenses are being covered by the income, with the most expensive months coming up. Expenses are certain to decrease with warmer weather in the spring. Badders urged Brewer to push for pre-payment of rents so that the Association does not have to spend time collecting rents. The Board needs to see what the income will be and what the anticipated expenses will be as well. Badders and Marshall will work together to report actual expenses.

AGREED: Director Brewer moved that the Board support negotiating contracts to continue the trial of renting the pool through April, with an option to include May. Director Todd Cooper seconded the motion which passed without opposition.

Manager's Report: Tom La Voie reported that licensing details have been worked out to provide Board access to the Compliance and Architectural Review modules for Full Focus. Links will be created for the Board members to install the software on their computers and have access to the

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functions of the program. CMI will present a new contract proposal at the January 3rd meeting.

IV. OWNERS FORUM

A homeowner whose property backs up to the power line, walks her dog twice daily and is concerned with the newly installed signs. The ones in the middle of the greenspace disrupt the view of nature, convey a sense of exclusivity and are not welcoming. She is also concerned that the signs are hard to see at night and could be a safety issue. She knows that the Board is addressing concerns about the upcoming Westside Trail, but asked that they pause and discuss what the actual problems are and whether the signs address the issue. She asked that the locations be revisited. She also expressed dissatisfaction that her brick request was rejected. President Badders will look into the situation.

A second homeowner added that the Private Property signs disrupt the natural beauty of the green space. If the signs had been there when they were in the market to buy, homeowner would have looked elsewhere to purchase. Director Cooper responded that he has encountered people playing on the greenspace who had no idea that the property was private. Director Brewer has found organized teams using the fields, having googled the property, without knowing that it was private. Signs must be posted in order for the Association to enforce the rules. Homeowner suggested that the locations be revisited. Badders has spoken with Oak Hills Elementary staff to clarify that this is private property, but that the school is considered an invited guest. The school will inform the parents. Badders does not think that the signs prevent anyone from entering the property, but provides a sense of security for the homeowners. Director Danowski clarified that the signs in the middle of the greenspace are needed to delineate the transition from Bonneville Power Association property and Oak Hills. The wording comes straight from the CCRs. Badders asked Danowski to further the discussion and report back to the Board.

Another homeowner expressed concern over how the pool chemicals are handled. Chlorine and muriatic acid are delivered to the street curb and then Roland brings them to the pool house using a fork attachment on the tractor shovel. Homeowner suggested buying in smaller quantities or change to a different vendor who can deliver to the pool house. Badders asked Cooper to talk to Roland and determine how to proceed.

A homeowner had approached Director Brewer wanting to rent the facility to host a County Commissioner candidate

meet and greet. Brewer informed the homeowner that religious and political events are not allowed under the CCRs, but encouraged them to come to the Board to approve. Director Danowski stated that she is working on accumulating the Resolutions that have been passed by the Board over time, and she thinks that she has seen that Resolution. Brewer stated that the Board has avoided political events in the past, A homeowner whose family lives on the green space across from the church was thrilled to see plum trees being planted. They have lived here for 20 years and commented that the plum blossoms are exquisite.

Homeowner walks their dog multiple times a day in the green space. She recounted that in the Spring she spoke with a former Oak Hills resident on the green space enjoying the plum blossoms. He had moved away from Oak Hills, but returned each Spring to admire the blossoms. He should not have been there according to the signage, and she is concerned about not being welcoming. Homeowners here love the flow of the neighborhood and do not want to put people off. She sees the signs every time she comes and goes from her house. This might as well be a gated community and that bothers her. There are too many signs, as there are three sign within 90 paces of her house.

President Badders thanked everyone for all of their comments.

V. BOARD BUSINESS

President Badders stated that he has asked CMI to provide financial data in a more useful format for the Directors, and distributed an income and expense report by department. He asked that the Directors review the report each month and let him know if there are any discrepancies, and he will research the issue. He noted that Treasurer Marshall had caught an error by Clean Water Services miscalculating sewer usage charges. Badders will review the entire report monthly and follow up with each Director if there are any questions. Marshall, as Treasurer, will also be scrutinizing invoices as they come in, providing another set of eyes. Marshall will make sure that all income and expense is coded properly, and initiate any changes with CMI. This tool will also help manage the budgeting process. If a Director expects to exceed their budget, they need to bring it to the Board. CMI will produce a year to date and rolling 12 month report as well.

VI. ADJOURNMENT

AGREED: Todd Cooper moved to adjourn the meeting at 8:45 pm. Ryan Asbury seconded the motion which passed without opposition.

STANDING COMMITTEES

ARCHITECTURAL REVIEW

Ryan Asbury
971-246-3225
ryan.asbury.ohha@gmail.com

Bob Erickson
503-645-4024
robertkerickson@gmail.com

Kate Weinert
503-705-7587
weinert.kate@gmail.com

BUILDING

David Boyd
503-307-4583
hdcanboyd@gmail.com

Sara Bourne
503-789-2048
saraebourne@gmail.com

Sheila Brewer
971-235-9324
sheilaohha@gmail.com

Linda Marshall
503-645-2366
linda@cmarshallfamily.com

Jon Cole
503-516-4936
jcoleohha@gmail.com

DATES TO REMEMBER

BOARD MEETING

Wednesday, January 3
7 p.m.
Boyd Community Room

HOLIDAY PARTY & COOKIE EXCHANGE

Saturday, December 23
4 - 6 p.m.
Oak Hills Rec Center

More information about Recreation programming, facility rentals, and the calendar at oak-hills.net/recreation or email oakhillsrec@gmail.com.

OAK HILLS HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

Dan Badders President	President	14660 NW Bonneville Loop 503-730-6504	oakhillshoapresident@gmail.com
David Boyd Vice President	Facilities, Key Fob, Security	14330 NW Belle Place 503-307-4583	hdcanboyd@gmail.com
Linda Marshall Treasurer	Finance	15135 NW Perimeter Drive 503-645-2366	linda@cmarshallfamily.com
Lindsay Sandor Secretary	Communications, Newsletter, Website, Social Media	3100 NW 144th Avenue 503-888-2555	lindsayohha@gmail.com
Sheila Brewer Director	Recreation, Pool, Fitness, Events	15129 NW Oakmont Loop 971-235-9324	sheilaohha@gmail.com
Jon Cole Director	RV Lot	15395 NW Wooded Way 503-516-4936	jcoleohha@gmail.com
Todd Cooper Director	Maintenance, Landscaping	15595 NW Oak Hills Drive 971-255-3362	coopert@gmail.com
Terri Danowski Director	Compliance	14680 NW Forestel Loop 503-531-0421	tdanohha@gmail.com
Ryan Asbury Director	Architectural Review	15555 NW Oak Hills Drive 971-246-3225	ryan.asbury.ohha@gmail.com

OAK-HILLS.NET

HISTORICOAKHILLS@GMAIL.COM

FIND US ON 

OFFICE HOURS*

at the Recreation Center Gym

Monday
10 a.m. - 12 p.m.

Tuesday
5 p.m. - 7 p.m.

Wednesday
10 a.m. - 12 p.m.

*or by appointment: email oakhillsrec@gmail.com