



HOMEOWNERS ASSOCIATION NEWSLETTER

THE OFFICIAL PUBLICATION OF THE OAK HILLS HOA

JUNE 2020

OAK HILLS — WE HAVE A PROBLEM

BY OHHA BOARD OF DIRECTORS

Every three to five years, our Homeowners Association confronts the same problem of having our assessments fall behind our increasing costs, and we are confronting it again. The goal of the Board is to have the finances of the Oak Hills Home Owners Association in good standing, to prudently manage the assets and funds of the Association, and use homeowner dues to fund operating expenses and the replacement reserve for long term expenses. Over the next few Board newsletters, we'll be sharing how Oak Hills HOA has reached a point of financial problem, our proposed

solutions, and how the Board is working to prevent this from happening again. This month's newsletter will focus on how Oak Hills arrived at our current financial situation and highlight Board financial background information. We need your help to guide the future of Oak Hills, as our solutions will be up for homeowners to vote on at the Annual Meeting on September 8.

HISTORIC PERSPECTIVE

Over the past 20 years, your Oak Hills Board of Directors has endeavored to keep homeowner assessments as low as possible. Historically, homeowners have

approved HOA Dues to be increased every 4-5 years, and the intent was to have a small surplus the first two years, break even the third year, and run a small deficit the last two years of each "cycle." This is illustrated in the graph on the next page from 2000 to 2017.

With the much-needed reconstruction of our Buildings and Facilities in 2016-2017, our costs for utilities and maintenance of our new spaces have risen by approximately \$40K to \$60K per year.

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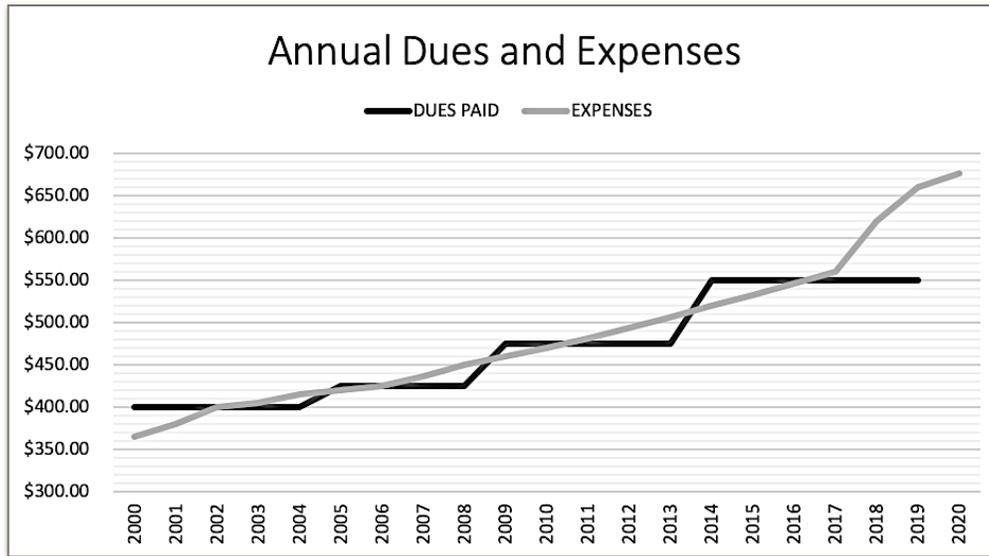
CALL FOR NEW BOARD MEMBERS

Three board positions become vacant this year, and all homeowners are invited to consider running for the board. The only requirement is that you be a homeowner. If you would like to know more about how the board works or to be considered, please email oakhillshoapresident@gmail.com or contact any board member.

ANNUAL MEETING SEPT. 8

Due to COVID-19 physical distancing restrictions, the Annual Meeting of the Oak Hills Home Owners Association has been postponed until Tues., Sept. 8 at 7 p.m. at the Oak Hills recreation center.

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Our costs for maintaining our greenspaces, paying our employees and contractor labor, and providing the amenities we all enjoy have also gone up, even with careful oversight. You can see these cost increases illustrated in the graph for years 2017 through 2020. Moving forward we do not expect another huge jump in expenses; we just need to adjust to the new "normal" of operating our neighborhood with the new facilities.

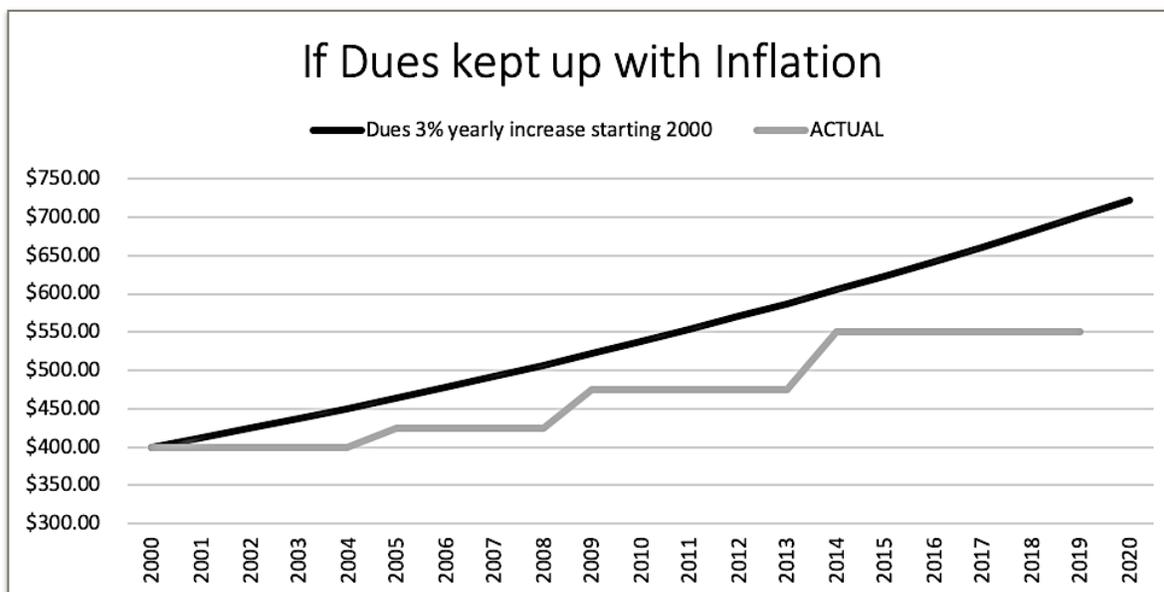
REVIEW OF HISTORICAL OPERATING COSTS					
YEAR		ELECTRIC	NAT. GAS	SEWER	WATER
2011	actual	\$5,500	\$2,900	\$3,100	\$6,000
2015	actual	\$5,400	\$6,300	\$4,300	\$11,000
2017	actual	\$5,900	\$5,100	\$13,000	\$21,000
2019	actual	\$13,000	\$15,000	\$10,100	\$34,000
2020	budget	\$13,500	\$16,000	\$10,400	\$37,000

Note: This chart shows a sample of years between 2011 and 2020.

To illustrate just a few examples of Cost increases, the graph below shows some of our Utility Costs for several years 2011 through 2019, and the budgeted amounts for 2020. Notice the large jump comparing costs for Electricity / Natural Gas / Water prior to 2017 and when our new facilities were completed. Over this 9-year period, we not only renovated our facilities, but utility costs were rising and will continue to rise.

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We Have a Problem *continued from Page 2*



Over time, inflation and cost of living expenses increase all of our costs. Inflation averages 3% per year. The Portland Metro area consumer price index has risen 2.3% per year on average over the last 20 years. And yet, over this same time period our homeowner dues have only increased by 1.85% per year on average . . . a total increase of \$150. Homeowner dues in 2000 were \$400. If the dues had increased yearly with the rate of inflation (3%), our dues in 2020 would be \$722. If we apply this same principle to the two most recent homeowner dues increases, the \$475 dues which began in 2009 would now be \$658 and the \$550 dues starting in 2014 would now be \$657. Our annual dues at \$550 today do not even allow for inflation, much less the increased costs of operating our new facilities.

So, if our dues haven't even kept pace with inflation, how have we maintained our facilities with shrinking Dues revenue over the past 20 years? For many years, the Board of Directors have relied heavily on supplementing our operational costs by underfunding our Reserve Fund (long term savings) and using excess revenue from the Recreation Department (up to \$30,000 per year). This included charging user fees for amenities and encouraging the rental of fields and facilities to both homeowners and non-homeowners. The extra revenue from these activities has grown rapidly in the last years, and eventually these monies were

used to pay for increased operational costs instead of raising Dues. But leveraging user fees and rental income from fields and facilities to offset cost increases has created a situation where our stable revenue from homeowner dues is not able to cover our costs of operations. As the Covid-19 pandemic has taught us, all Recreation revenue is unreliable income. We need to fund our operating budget completely from HOA Dues instead of being dependent on unreliable income sources.

Sensible contributions to our Reserve Fund are critical to the long-term upkeep of our neighborhood as this is how we fund repairs and replacements of our community assets as they deteriorate and wear out. We should not be "borrowing" money from the Reserve Fund to supplement operational costs, and this practice must not continue. We need to pay all of our operating expenses from the homeowner dues, including enough to make sensible yearly contributions to our Reserve Fund. All prior Boards made the best financial decisions they could with the information and financial health of the community at that time. But these practices are not good long-term solutions. And the current Board would like to set the community on a corrected path to financial stability and prudent funding practices.

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We Have a Problem *continued from Page 3*

WHY SHOULD WE INVEST IN OAK HILLS LONG TERM?

Realtors confirm that home prices in Oak Hills are about 10% higher than surrounding neighborhoods of comparable homes. Our Recreation facilities, greenspaces, walking paths, amenities, and community programs are impressive selling features for every single home in Oak Hills. Maintaining our community keeps home values high and makes our neighborhood the special place we all call home.

Home prices in Oak Hills have rocketed higher in the last decade. Our neighborhood has always been a desirable one, with the classic Rummer houses leading the way in valuations. But many other styles of homes have also been popular and routinely sell quickly. We've all made large investments in our homes, in our community and in our lifestyle. The strong HOA we have in Oak Hills is integral to the rising home values we enjoy. The Telshire neighborhood next to Oak Hills is similar but without an HOA, and their home values are consistently around 10% less than in Oak Hills.

Looking at similar HOAs in our area, our annual assessment fees are low for all of the beautiful amenities that we enjoy:

- A Hillsboro neighborhood named Edwards Meadows, built in the mid-1970s, has 225 homes, 17 acres of green space, a pool, community spaces, is within walking distance of schools, and has an active HOA that charges homeowners \$90 per month (\$1080 per year).
- Murrayhill has annual assessments range from \$60 to \$160 per month (\$720 to \$1920 per year). They have just 16 acres of common property to maintain and their recreation facilities are run by a separate Recreation Association.
- Four Seasons, a neighborhood in Beaverton with 383 homes built in the late 60s to mid-70s charges \$481 per year (\$40 per month), not including access to their 2 small pools or recreation room. They have minimal common property to maintain, and they have 3 other HOAs for smaller subdivisions in their neighborhood, all of whom pay Dues to both HOAs.
- Rock Creek is an example of a neighborhood that dissolved its HOA and now only has a Community Association funded by optional member contributions. The Association does not enforce any CCRs and its only responsibility is beautification of twelve entrances to the community.

If you have driven through Rock Creek you will understand why this is a problem and why we do not wish to follow that path.

Why haven't we made bigger budget cuts? Can't we just "tighten the belt" or "make do" with the money that we have? We have a beautiful Recreation Center, pool, community room, and gym that require more money than the previous facilities to keep open and accessible to all homeowners. These are assets that raise the value of all of our homes, but they need constant care and maintenance to keep our investment in Oak Hills benefitting all of us.

HOW DO WE MAKE THIS RIGHT?

The Board has been diligently working this past year to not only make as many spending cuts as possible, but we've taken a close look at what we need to keep Oak Hills HOA running. We cannot fulfill our duty of the financial responsibility of Oak Hills without asking for a dues increase in order to properly fund our neighborhood HOA. We're also proposing an annual percentage increase to dues that follows inflation. The next newsletter will explain these solutions in details, which will then require a vote by homeowners at the Annual Meeting to determine our next steps forward.

MAINTENANCE AND FACILITIES

BY JON COLE, OHHA DIRECTOR

DROP BOX REMINDER

Please do not overfill the drop box. If it is full, please do not pile it on top or leave on the ground.

If you need to purchase a pass, visit the website and follow instructions to purchase online.

GREENSPACE – FIRST FOOT ALONG EDGES

Please take the time to string trim or mow the first foot outside your fence within the greenspace. Some areas are getting long and need attention. Thank you!

TREE PRUNING AND REMOVAL

We are having a number of trees pruned or removed for safety reasons beginning in June:

- East Entry to Greenspace off 143rd - removing one rotted maple and one dead pine. Note: Maple looks perfectly healthy with nice foliage but it is rotted through the trunk.
- Greenspace access from Forestel Loop - removal of small plum, maple and dead poplar; clean up of dead branches on larger oak
- Access path from Forest Ave. cul-de-sac to Oak Hills Church - removal of two dead ash
- Possibly add some trimming of branches impeding sidewalk at Wooded Way water quality facility

Trees removed will have stumps ground with the exception of the ash at the Church access.



Everyone is aware of the Governors directive regarding “Stay Home & Stay Healthy.” How does this apply to Oak Hills?

- All buildings have been closed and will remain closed until further notice.
- The playground area is closed until further notice.
- Pool and pool area will remain closed until further notice.
- Annual meeting (formerly May 12) is postponed until Sept. 8, 2020.
- Monthly Board meetings will continue remotely. Access information for homeowners to attend these meetings is at OAKHILLSOREGON.COM/MEETING.
- ARB will still be available to review applications and render decisions remotely.
- We will be using our email alert systems and web site to keep homeowners informed. If you do have questions that require immediate attention, please contact our General Manager (Christina Matousek) at oakhillsgm@gmail.com or President (Dan Badders) at oakhillshoapresident@gmail.com.

I do encourage all homeowners to follow the Governor’s directive and the spirit of the Stay Home & Stay Healthy program.

OAK HILLS, WE'VE GOT YOU COVERED

BY CHRISTINA MATOUSEK, OHHA GENERAL MANAGER

Turns out we have a lot of talented seamstresses in Oak Hills. In mid-March a small cadre of them turned their talents (and their sewing machines) to helping the Oak Hills Sustainability Group achieve a breathtaking goal -- make a mask for anyone who needs one in Oak Hills. If ever a project showed off the true fabric, and wonderful neighborliness, of our community, this was it.

Thank you to everybody who contributed old sheets, elastic, batik and other material; spent hours cutting fabric into straps; ironed the straps; put together kits for the sewers; sewed dozens -- or in some cases, hundreds -- of masks; and then contributed signs or posted signs to inform Oak Hills residents about the masks. This would not have happened without you.

The upshot? Linda Kitchin, who spearheaded production, said in late May that, to her own amazement, she had given out more than 1,000 masks. And for a limited time, some masks may still be available by emailing masks@ashware.com.

RECREATION ROUND-UP

BY SHEILA BREWER, OHHA DIRECTOR

INCOME ARTICLE POSTPONED

In the May newsletter I wrote I would discuss income increases. I am postponing that article for a more informed and thoughtful approach.

CELEBRATION PARADE FOR 2020 GRADS

On June 13 at 1 p.m. we'll be honoring 2020 graduates with a socially-distant parade around the neighborhood. We're also making a banner with the names of graduates to display. To add graduates' names to the banner list, find parade route details and for more information, go to: OAKHILLSOREGON.COM/CLASSOF2020.

TENNIS COURTS ARE NOW OPEN

Contact Christina Matousek for keys and more information: oakhillsgm@gmail.com.

DRAFT BOARD MEETING MINUTES — May 6, 2020

MINUTES OF THE BOARD OF DIRECTORS MEETING OF THE OAK HILLS HOMEOWNERS ASSOCIATION HELD ON MAY 6, 2020 AT 7:00 PM VIA CONFERENCE CALL.

PRESENT: Dan Badders, President
Lindsay Sandor, Secretary,
Communications

Gerry Reeve, Treasurer
Sheila Brewer, Director, Recreation
Jon Cole, Director, Maintenance
Jana Carlson, Director, RV Lot
Terri Danowski, Director, Compliance
Anne Hogan, Community Affairs
Christina Matousek, General Manager

BY INVITATION:

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

I. CALL TO ORDER/COMMUNITY ANNOUNCEMENTS:

With a quorum of eight Board members present, the meeting was called to order by Dan Badders at 7:03 PM.

II. APPROVAL OF APRIL MEETING MINUTES

MOTION: Lindsay Sandor made a motion to approve the March Meeting Minutes as published in the April newsletter. Terri Danowski seconded, and the motion carried unanimously.

III. BOARD DEPARTMENT UPDATES:

RV Lot - Jana Carlson reported:

The RV is now full with a short wait list. There are no plans to do any lot improvements during the COVID-19 restrictions.

Maintenance - Jon Cole reported:

The batteries were stolen from the speed limit sign on NW 153rd. A new set will be purchased. The soccer club has done some restoration work on the soccer fields. Irrigation system repairs are underway. The drop box is open for resident use, but revenue is down, possible due to the office being closed. This will continue to be monitored.

Community Affairs - Anne Hogan reported:

The Sustainability group has been active assisting residents during the Stay Home orders. The traffic

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Draft Minutes — May 6, 2020 *continued from Page 6*

task force has noted a significant decrease in traffic at this time. The Neighborhood Watch Block Captains are participating in an online event with the Washington County Sheriff's Department; Annie is hoping to record the meeting and post it for resident viewing.

Treasurer – Gerry Reeve reported:

Gerry is working on balancing deposits from 2019 in order to have the September 30, 2019 reviewed financial report completed. He will be meeting with the Finance Committee this week, and will continue to project ending cash balances for the fiscal year.

Communications – Lindsay Sandor reported:

The deadline for articles for the June newsletter is May 21.

Recreation – Sheila Brewer reported:

Sheila reported that lifeguards and swim team coaches are in place and will be ready to start work if/when the executive order is lifted and the county permits opening of community pools. Sheila and Christina Matousek have been in contact with the Washington County Health Department regarding opening of pools and penalties for communities opening pools before the health department allows. Sheila and Christina are continuing to look at alternative celebrations for the 4th of July assuming restrictions are still in place. Discussions are ongoing with the Treasurer regarding changes to rec programs if the HOA fee increase proposal isn't approved by owners later this year.

General Manager – Christina Matousek reported:

Christina noted she has been in contact with activities directors at other Washington County homeowners associations (Murrayhill and Jackson School) to determine what other associations are doing and planning for. Christina reported that facilities maintenance work is ongoing as required.

Compliance – Terri Danowski reported:

Terri reported that approximately 15 notices were sent to residents since last meeting: primarily about landscape maintenance and visible trash cans.

IV. OWNERS' FORUM

- An Owner addressed the Board regarding her new RV currently stored in her driveway because she took delivery of it sooner than expected and is not able to move it into her garage yet. It was noted an

extension has been granted today. It was also noted that there are several organizations that would pick up donated items to clear the garage for the RV storage.

- An owner asked for clarification regarding the process for submitting a petition to have an owner vote added to the agenda for the next annual owners meeting.
- An owner who missed the Rec report asked about opening the pools and recreation facilities.

V. BOARD DISCUSSIONS

A. 4th of July Event

MOTION: Sheila Brewer made a motion that, due to risks and restrictions due to COVID-19, the fireworks portion of the 2020 4th of July Celebration be cancelled. The motion was seconded and carried unanimously.

B. Postponing of the Annual Owners Meeting

Discussion followed regarding the previous decision to postpone the annual owners meeting and Board Election, and vote on a proposed HOA fee increase to September 2020. Concern is that the executive order restrictions may still not allow a gathering the size of typical Oak Hills owners meetings, and that voting will need to be conducted using mail or electronic ballots. The Board reviewed a recent legal opinion for Oak Hills regarding the threshold for increasing the annual assessment and amending bylaws provisions as it relates to mail in voting or electronic voting.

Board members were asked to review the most current timeline and topics for moving forward with the vote to increase HOA fees in preparation for distributing voting materials to owners.

Discussion followed regarding the time frame for getting 2020-21 fee information to the management company in order to have invoices to owners to be paid by November 15.

VII. ADJOURN

MOTION: Dan Badders made a motion to adjourn at 8:28 pm. The motion was seconded by Gerry Reeve and the meeting was adjourned.

ARCHITECTURAL REVIEW

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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
June 3 @ 7 p.m.
OAKHILLSOREGON.COM/MEETING

PARADE FOR GRADUATES
June 13 @ 1 p.m.
OAKHILLSOREGON.COM/CLASSOF2020

COVID-19 SUPPORT VOLUNTEERS
Can't go out? We'll go for you.
To give or receive help, contact Andy Klumpp
(*OHSG@ashware.com*) or Jen Lockwood
(503-780-8517).

OHHA ANNUAL MEETING
Postponed until Sept. 8, 2020

OAK HILLS HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

Dan Badders President	President	oakhillshoapresident@gmail.com
Open Vice President	Architectural Review, Security, Key Fob	
Gerry Reeve Treasurer	Finance	ohhacfo@gmail.com
Lindsay Sandor Secretary	Communications, Newsletter, Website, Social Media	lindsayohha@gmail.com
Sheila Brewer Director	Recreation, Pool, Fitness, Events	sheilaohha@gmail.com
Jana Carlson Director	RV Lot	rvlotohha@gmail.com
Jon Cole Director	Maintenance, Facilities, Landscaping	jcoleohha@gmail.com
Terri Danowski Director	Compliance	tdanohha@gmail.com
Open Director	Community Affairs	
Christina Matousek General Manager	General Manager	oakhillsgm@gmail.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 — CLOSED
email only: *officeOHHA@gmail.com*

Tuesday
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Wednesday
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By Appointment
officeOHHA@gmail.com