



HOMEOWNERS ASSOCIATION NEWSLETTER

THE OFFICIAL PUBLICATION OF THE OAK HILLS HOA

MARCH 2018

NEW REC CENTER NEARLY COMPLETE

BY DAVID BOYD, OHHA VICE PRESIDENT

The Oak Hills Rec Center has been under a permit for temporary occupancy since June of 2017. By press time, we hope to have officially closed out the permits and received full occupancy. Once that is complete, we can process the final payment to TEAM Construction. That final payment consists of almost \$183,000 of retained payments for the project. We will likely hold a small amount to address repainting the steel fences around the pool, but the project will essentially be completed this month.

After the permit is closed out, we will upgrade the drains in the men's and women's locker rooms. A trench drain is scheduled to be

installed and with that we will add an epoxy floor surface to the locker rooms and the family changing rooms. The epoxy surface will also allow us to get rid of the rubber base and use the epoxy as the new base, thus eliminating any concern for water to reach the walls through the old rubber base. If all goes well, the locker rooms will be completed by early April. That is just in time for some spring pool use.

Much of the work done at the Rec Center is under at least a one-year warranty. The one-year warranty mark ends on June 23, 2018. If anyone sees construction concerns, please bring them to my attention by emailing me at hdcanboyd@gmail.com, hopefully

before June. We do have a small list of items that need some touch ups or upgrades, so we will continue some work at the Rec Center.

It is so exciting for the project to come to an official end and see the activity at the Rec Center over the winter months. Please continue to bring concerns to my attention. It should be easier to address repairs once the project has officially closed. If you have not gotten to enjoy the new facility in some way, please come down and take a look or let the board know of any way we can enhance your experience there.

JAPANESE BEETLE FORMS DUE

FROM THE OREGON DEPARTMENT OF AGRICULTURE

Treatment consent forms due to Oregon Department of Agriculture! ODA recently sent out two mailers to residents in the proposed 2018 treatment area: 1) a consent form and 2) a postcard with your correct PIN to use for online entry. Residents can either submit forms online using a Personal Identification Number (PIN) on the website provided on the consent form or return in the mail.

If you did not receive your PIN you can call 1-800-525-0137 to get your PIN. If you had already mailed back the paper consent form before receiving the postcard about the PIN, you do not need to resend or re-enter your information. **To find out if you are in the proposed treatment area: japanesebeetlepx.info/**

treatment. Contact ODA directly with any questions: 1-800-525-0137, japanesebeetle@oda.state.or.us, japanesebeetlepx.info.

REMINDER: ODA continues to enforce a yard debris quarantine in the area that will continue through 2018. Residential yard debris— including grass clippings, plants with soil, and sod— must be contained and delivered to the proper location. Those living within the quarantine area should continue using their curbside bin. But if yard debris must be removed from the property, it needs to be bagged or covered so that it can be taken directly to Northwest Landscape Services, 1800 NW Cornelius Pass Rd., in Hillsboro.

CPR/AED TRAINING RESCHEDULED

Sat., Mar. 10 (New Date)
9:30 a.m. to noon
Oak Hills Recreation Center

FAMILY MOVIE NIGHT

Fri., Mar. 16 at 7 p.m.
Boyd Community Room

ROCKETSHIP AND PAVER FUNDRAISER UPDATE

BY DAVID BOYD, OHHA VICE PRESIDENT

The brick fundraising effort is nearing the goal of \$30,000. As of December 31, 2017 we have reported \$27,586. We have an additional few orders since then that unofficially bring the total to \$28,280. Currently we expect the cost of the engraving to be about \$5,375, but the motion did not address removing the cost of engraving when calculating the funding amount. On May 3, 2017 the Oak Hills board passed the following motion:

AGREED: David Boyd moved to adopt the funding/fundraising scenario as proposed: \$30,000 in fundraising to 'unlock' an additional \$30,000 from the reserve fund, and a future contribution from the Association improvement fund of \$20,000. The project would require final approval from the Board of Directors before proceeding. Future funds received from sales of the bricks would be contributed to the reserve fund. Todd Cooper seconded the motion, which carried without opposition.

It seems likely that \$30,000 will be reached soon. While the intent was to purchase the Rocket Ship as advertised when \$30,000 was reached, there are a few steps still needed before the project can proceed. First, the future contribution from the improvement fund cannot happen until the next fiscal year which starts October 1, 2018. In addition, the Board of Directors must still approve the final project.

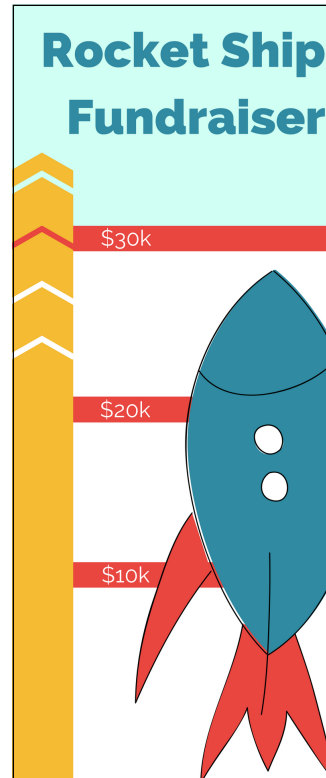
The \$30,000 from the Reserve Fund is already funded. The playground structures are set to be replaced in the year 2019/2020 for \$30,839. While we do not have to replace an item that is fully funded, it is also reasonable to expect to use those funds to help preserve the value of the community. The Rocket ship can replace either of the two current play structures, as its

needed safety area can fit into either of the two current footprints. The improvement fund has traditionally been \$15,000 per year in the years heading into the Rec Center project. Using \$20,000, although higher than previous budgets, may require focusing on the Rocketship as the sole community improvement project for the fiscal year.

The board is starting to consider alternative options, which include a smaller rocket ship or a different play structure. There was some concern that a large segment of the community was not aware of the funding method, which would require spending at least \$50,000 of funds not collected as part of the fundraising effort. Changing to a smaller rocket ship or a different structure could allow the cost to stay within the amount collected.

It is completely understandable to have the board act in a conservative fiscal manner and not want to use the approved funding method, especially if there is some question as to how well the funding was communicated. It is also understandable that changing the play structure to be built could be seen as a breach of trust to those that donated money in good faith thinking their funds were going toward the advertised rocket ship.

While my personal opinion is to honor the original motion to preserve trust with the board, I



would understand taking a conservative spending approach. Nothing can happen until October 1 at the earliest, so in the meantime I encourage anyone having an opinion to email me at hdcanboyd@gmail.com.

The pavers are set to begin installation before press time. After the pavers are installed, we will continue to accept continued orders. When we compile orders of between 20 and 50 bricks, the engraver can come and install new batches of the pavers. Please come down and check on the project and see if you can find your name if you purchased one.

PRE-SEASON SWIM TEAM —NEW—

Beginning Apr. 30, we're welcoming all levels of swimmers, both new and returning, to be part of this new program. Practices will run Mon. Wed., and Fri. from 6:30 to 7:30 p.m. at the Oak Hills Pool. Please let us know if you are considering taking advantage of this great new addition to the Oak Hills Swim Team program so we can be prepared. Email oakhillsaquatics@gmail.com for more information.

OAK HILLS SWIM TEAM 2018

Calling all Oak Hills kids, grades K-12, for the Otters Swim Team, beginning in June. Staff is returning and schedules are being put in place, so please mark your calendar. If you are new to Oak Hills, do not hesitate to put your younger kids in this iconic Oak Hills tradition. Just about anyone who has grown up in Oak Hills her has been on this team! This is something you want to be part of and is a signature event and tradition for our neighborhood. For more information, please email oakhillsaquatics@gmail.com.

TREASURER'S REPORT

BY LINDA MARSHALL, OHHA TREASURER

At December 31, 2017, OHHA fiscal Year-to-Date (YTD) revenue is favorable to the budgeted fiscal YTD revenue by \$29,136. (One-twelfth of Homeowner dues are allocated to revenue each month.) YTD actual revenue on December 31 was \$128,631, while YTD budgeted revenue was \$112,134. The positive variance is \$16,498. Facility rental (swimming pool) and donations to the reconstruction of the playground's rocket ship were major positive contributors to income.

Fiscal YTD actual expenses are \$99,496, while YTD budgeted expenses are \$110,884. Expenses are favorable to budget by \$11,388. The YTD net activity is favorable to budget by \$27,886. We expect seasonal variations in spending and revenue to flatten later in the fiscal year.

President Dan Badders has worked with CMI to create a management tool to assist department managers in their work. Financial reports are posted at oak-hills.net.

WILDLIFE IN OAK HILLS

BY LINDSAY SANDOR, OHHA SECRETARY

In January, a coyote was found in the greenspace. Neighbors and staff observed that the coyote appeared to possibly be ill, not aggressive, but would not leave. Wild Animal removal services were contacted, but it seemed as though the coyote left the area at his own will.

As with other wildlife, Washington County encourages all residents to coexist with all creatures. Almost all wild animals are protected by law and the penalties can be severe for mistreating, abusing, killing or illegally possessing wild animals. More information can be found at Washington County's website: www.co.washington.or.us.

This is a great reminder to all residents to be aware of surrounding wildlife, especially in the green spaces. Please keep dogs on leash and maintain proper control of your pets. If you see wildlife that may pose a possible danger, please contact Washington County Animal Services at (503) 846-7041 or cao@co.washington.or.us.

CPR/AED TRAINING RESCHEDULED TO MARCH 10

JIM POLAND, OHHA HOMEOWNER

On Election Day 2016, while driving through our neighborhood on my way home, I stopped to help a man who had fallen next to our greenspace. The man's wife was trying to revive him but he was unresponsive. I checked for breathing and a pulse and found neither. Another passerby had stopped and was calling 911, so I started performing CPR. I continued compressions until the first TVF&R EMS squad pulled up and they took over. They continued CPR, started an IV, and transferred him to the hospital. Sadly, he passed away at the hospital that evening. In the last 12 months or so, a similar scenario has played out right here in Oak Hills at least two other times that I know of, thankfully with happier outcomes.

While I was happy that I happened by when I did and was able to at least give that gentleman a chance to survive, I very quickly realized that it had been far too long since I had my last CPR training. During and after the incident, questions swirled through my head. Did I act fast enough? Did I act correctly? Was I doing compressions fast enough? Too slow? Too hard? Not hard enough? Was there anything else I could have done? My involvement took at most about ten minutes, but it was the longest, most unnerving and humbling ten minutes I've ever experienced simply because I wasn't confident in my long-ago CPR training.

I hope that none of you ever need to perform CPR on anyone. But if you do, I also hope that you will not hesitate but rather be able to perform this lifesaving technique with confidence. That's why I encourage you to sign up for our **OHHA-sponsored CPR/AED class on Saturday, March 10 (NOTE: new date)** from 9:30 a.m. to 12 p.m. at the Recreation Center. The cost of the course is only \$60 (\$55 if we have more than nine participants) and includes everything from study materials, course supplies, to the certification card.

Please send an email to Cheryl Poland (polandcheryl@gmail.com) if you are interested. Even if you have had CPR training in the past, periodic retraining is critical to keep your skills sharp.

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.

We have many great programs and events at varying times and dates in our beautiful facility. If you or your children are planning to take advantage of Open Gym time or lounge in the Community Room, please look at the online calendar of events, found on oak-hills.net and oak-hills.net/recreation, to see availability. Priority of space use is for scheduled programs and reserved events.

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.

FITNESS AT THE REC

Save \$5 when you purchase a Recreation Pass card (\$45 for 10 classes). Regular class fee is \$5 for residents, \$6 for guests. Available for purchase at the Recreation Office at the Gym during regular office hours. Contact Christina Matousek for more information oakhillsrec@gmail.com.

CPR/AED TRAINING

Saturday, March 10
9:30 a.m. to noon

To register and pay for this course, contact Cheryl Poland at polandcheryl@gmail.com.

	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
Boot Camp (1 hour)	6 a.m. Gym		6 a.m. Gym		6 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			
Badminton - NEW (2 hours)			7 p.m. 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.

FACILITY CLOSURES

During inclement weather, please check Facebook (@OakHillsHOA).

The Pool House Locker Rooms, starting in February or early March, will be closed for approximately six weeks due to drainage and flooring updates. During this time, the Family Changing Rooms will remain open through most of the closure as

well as the restrooms in the other buildings.

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.

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Recreation Round-Up continued from Page 4

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.

CPR/AED TRAINING RESCHEDULED TO MAR. 10

The CPR/AED Training Course has been rescheduled to Mar. 10 from 9:30 a.m. to noon at the Recreation Center. If you registered and paid for February's course, we'll see you on the 10th. If you'd like to register (fee required) or have any questions, please contact Cheryl Poland at polandcheryl@gmail.com.

BRIDGE GROUP

On the first and third Mondays 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 contact Ginny Hanson at (503) 348-0421.

March Book Club, Mar. 7: [A Gentleman in Moscow](#) by Amor Towles. From the New York Times bestselling author of [Rules of Civility](#) — a transporting novel about a man who is ordered to spend the rest of his life inside a luxury hotel.

April Book Club, Apr. 4: [Wild Swans: Three Daughters of China](#) by Jung Chang. The story of three generations in twentieth-century China that blends the intimacy of memoir and the panoramic sweep of eyewitness history.

CURRENT EVENTS DISCUSSION GROUP

Are you an adult who enjoys learning, lively discussions and meeting interesting people? Join us on Wednesday, Feb. 14 from 10 a.m. to noon 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.

FAMILY MOVIE NIGHT

Friday, March 16 at 7 p.m., Boyd Community Room

Join your fellow neighbors for Movie Night at the Boyd Community Room! This month's movie is *Sing*, rated PG. All ages and guests (accompanied by a resident) welcome. Bring your own food and beverage.

FACILITY SPACE RENTALS:

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

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!**

WINTER SWIMMING POOL HOURS

The Pool remains open for Oak Hills resident lap swimmers. WINTER POOL PASS REQUIRED (\$30 for Jan., Feb., Mar., and Apr.). Please remember to remove and replace the pool covers over the lanes. For more information, registration, and pool cover training, please contact oakhillsrec@gmail.com or pay in person at the Recreation Office in the Gym during Open Hours.

Closures and schedule updates posted on Facebook: @OakHillsHOA.

POOL HOURS MONDAY - FRIDAY

7 a.m. - 3 p.m.: Adult Lap Swim
3 p.m. - 6:30 p.m.: Pool Rental (closed)
7 p.m. - 9 p.m.: Adult Lap Swim

POOL HOURS SATURDAY

7 a.m. - 10 a.m.: Pool Rental (closed)
10 a.m. - 9 p.m.: Adult Lap Swim

SWIM TEAM AND NEW PRE-SEASON SWIM TEAM 2018

Planning has begun! Check out Page 2 of this newsletter for details. Email oakhillsaquatics@gmail.com for more information, or if you already know you are interested in one or both programs. New swimmers welcome!

NOW HIRING LIFEGUARDS FOR SUMMER 2018

Current WSI certification a plus; must be 16 years of age or older. Please contact Nick at oakhillsaquatics@gmail.com or Christina at oakhillsrec@gmail.com to submit your application.

DRAFT BOARD MEETING MINUTES -- Feb. 7, 2018

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

PRESENT: Dan Badders, President
David Boyd, Vice-President
Linda Marshall, Treasurer
Lindsay Sandor, Secretary, Communication
Ryan Asbury, ARB
Jon Cole, Director, RV Lot
Sheila Brewer, Director, Recreation
Todd Cooper, Director, Maintenance

ABSENT: Terri Danowski, Director, Compliance

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

The meeting was called to order by President Dan Badders at 7:00 PM and established quorum of Board members. Introduced Nancy La Voie from CMI.

II. APPROVAL OF PREVIOUS MEETING MINUTES (JANUARY 3, 2018)

MOTION: Secretary Sandor made a motion to approve the January 3, 2018 meeting minutes as amended. Vice President Boyd seconded the motion and it carried without objection.

III. BOARD UPDATES

RV Lot - Jon Cole

The RV Lot collected 110 payments out of 120. They are close to budget, and the lot is almost at capacity.

Director Cole wants to know if there is a way to get information on homes that sell. CMI will send resale information to him.

Recreation - Sheila Brewer

Classes are going okay but need more promotion. The 2017 lifeguards have been contacted for 2018 job opportunities. Sheila is working on rental guidelines for new clubhouse. Summer scheduling is underway. The calendar, including meet schedule, is in draft form.

PGE power shutdown caused three days of chaos while the pool equipment was not working correctly. Unbudgeted hours for maintenance were necessary while the problems were being solved. There was discussion about putting funding for pool maintenance back into the budget.

The 2017 facilities rentals are paid in full, and new contracts are coming in. Pool rental revenue for beginning 2018 months will be slightly lower than anticipated.

Fourth of July Celebration is still in the planning stage. The swim team's early start is being explored for May, as well as early start for owners' swim.

Communications - Lindsay Sandor

Secretary Sandor reported she is starting a project for brand refresh for Oak Hills. The goal for 2018 is to keep the logo consistent but have types of files needed for online, paper, signage, etc. She has reached out to a former colleague who introduced her to a graphic art student at Oregon State. Expecting elements: logo, color palette, font style, newsletter layout, and letterhead - by the end of March.

Architectural Review Board - Ryan Asbury

Director Asbury reported on current activities of the ARB: Three recent ARB requests, all three were approved – garage door, fence, and siding replacement.

Discussion followed regarding uploading ARB records to the CMI web portal site for Board access; no decisions were made. Discussion followed regarding the recently obtained legal opinion regarding installation of solar power devices on homes, and the use of a new law firm to provide that opinion.

Maintenance – Todd Cooper

Director Cooper reported he has met with Sonny's Landscape and reviewed some of the recent work; and is happy with the company's work and their communication.

They are doing a lot of catch up work now and are sending photos to document their progress.

Discussion followed regarding field condition restoration. It was noted last year's field income was \$22,000 with no expense. The fields needs maintenance and repair. Cooper is working with Roland Levesque to address some of the worst areas and requested \$1,000 for materials and some of Roland's time to start repairs. Consensus is there is money in the budget, and work was authorized.

Treasurer – Linda Marshall

At December 31, 2017, OHHA fiscal YTD actual revenue was \$128,631, while fiscal YTD actual expenses were \$99,496, yielding a positive variance of \$29,135. (one-twelfth of Homeowner dues are allocated to revenue each month.) Facility rental (swimming pool) and donations to the reconstruction of the playground's rocket ship were major positive contributors to income. We expect seasonal variations in spending and revenue to flatten later in the fiscal year. President Badders has worked with CMI to create a management tool to assist department managers in their work. Financial reports are posted at oak-hills.net. Additional detail is printed in the Treasurer's newsletter article.

Building Complex – David Boyd

Vice President Boyd reminded new board members about the Board Member Code of Conduct document.

Washington County was supposed to inspect today to close out the permit – they did not. Once the permit is closed the new drains in locker room can be installed. This will require the locker room to be closed six weeks while the drain is installed and the epoxy floor covering is applied and cures. Discussion followed regarding the cost of the epoxy floor and the sharing of cost for the work which includes having to remove and reset the toilets, with Team Construction, as the epoxy is an upgrade. The epoxy does have a 10-15 year life expectancy. Team Construction has been asked to give one week's notice before starting, and won't start the project until the County closes the construction permit.

New trees are being installed tomorrow and/or Friday.

CMI – Nancy La Voie gave a brief introduction.

IV. OWNERS' FORUM

- Homeowner addressed the Board regarding a coyote that had been in the greenspace. Homeowner is concerned about the danger. Wildlife Department at Oregon State said there really wasn't a lot of concern except for small pets; thought it was unusual behavior that it was out all day. Is there something the association can do if this happens again?

Director Cooper made sure Roland Levesque knew and notified

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Draft Minutes -- February 7, 2018 *continued from Page 6*

the school administration. Recommended to continue to remind residents about danger to small pets. Vice President Boyd stated that they need to educate owners on limitations of what the association can do.

- Eagle Scout project presentation – reconstruction of North Park. Eagle Scouts proposal is to grind out the stumps; replace the benches; patch concrete and remove moss; and replace gas lamp with flower planter or a fire pit. His plan is to engage the neighbor directly adjacent to the park for donations of cash and/or labor. He thought the troop could raise about half of the cost ahead of the project date in early Spring. The Board requested he bring back a more detailed plan with detailed costs and the Board will consider both approval and monetary donations at the next Board meeting.
- It was reported that the Japanese beetle problem has expanded and almost the entire community is going to be in the new treatment area. Owners need to fill out permission forms for treatment.
- It was reported that the CPR class date has been set for March 10th. If there are more than nine attendees, the price drops from \$60 to \$55. Class is to be held from 9:30 a.m. to 12 p.m. and attendees will be certified in both CPR and AED use.

V. DISCUSSION TOPICS / OTHER BUSINESS

A. Rocketship Program – Jon Cole

Director Cole noted was not on the board when the Rocketship decision was made and he is concerned that there is very little play structure benefit, and additional play equipment could be purchased for the same amount of money.

The original Board decision was to try to raise \$30,000 from sale of bricks and that goal is almost reached. There is \$30,890 in the reserve study for 2019/2020 fiscal year to replace playstructure apparatus. The original 2017 motion outlined a plan to support the \$30K fundraising with \$30K from reserves plus \$20K from a future year improvement fund. However, the final purchase decision will still need Board approval.

It was noted that the original Oak Hills Rocketship is at the Evergreen Museum in McMinnville.

Discussion followed about the cost to purchase, engrave and install the bricks. Some surface needs to be installed first regardless.

Vice President Boyd is concerned that owners were told there would be a Rocketship, so there is concern about changing the plan at this time when there has been a lot of fundraising communication about the plan to include a Rocketship.

It was agreed the association would provide clearer communication to owners about the actual proposed cost of the play structure.

Discussion followed about how much life is left in the existing structures; it is expected that in less than 10 years, the existing equipment would need to provide some level of maintenance. Boyd expects a second opportunity for fundraising once the bricks are installed – that is happening tomorrow.

Consensus is the idea of a Rocketship is still viable, with a variety of options at different price points are available. Boyd suggested publishing the actual Board motion in next newsletter so there is clarity about what was authorized by the Board.

The matter was tabled to a future board meeting.

B. Preliminary Cost Analysis of Winter Pool Usage – Dan Badders

President Badders reported that the initial report was that the association was able to keep the pool open over the winter and cover the cost for water, gas, and electricity; there was no out of pocket expense to the association for the first 90 days. Dan credited Director Brewer for her efforts in renting the pool. It was noted that keeping the pool open without revenue is not viable.

The Association will need to continue to monitor year round operating costs to be sure that the rental costs cover the expense of keeping the pool open year round.

Discussion followed about earmarking some of the rental profits for future replacement of the pool components.

C. Homeowner Appeal of ARB Decision – Ryan Asbury

The owner of lot 126 made a presentation to the Board regarding his application to install a solar roof on his home. The direction that gets the most sun faces the street; and the application was denied due to the association policy that solar panel installations may not be on the street facing side of a home.

Appeal is that the association should not have that policy, as many of the homes in the community would be prevented from installing solar roofs.

Presented history of solar laws in Oregon. Most recent update was in 2015 that prohibited deed restrictions. The newest law is that HOAs cannot have a rule that prevents an owner from having solar installations but can adopt guidelines regarding size, placement and aesthetic considerations.

It is believed that the current restriction is essentially preventing him from having a solar installation. He likened this to the struggle HOAs had with allowing satellite dishes. He has also spoken to his neighbors and reports that none of them had concerns about the proposed installation.

The Board asked if an evaluation of the non-street facing roof had been done; the owner believes the output would be reduced by as much as 90% on the back side of his home.

Director Asbury noted the ARB decision was based on historical association policy and precedent; and that the ARB plans to make a recommendation to the Board for a resolution to this matter. It was noted there may be a requirement within the Federal Historic District provision that would prevent the association from approving solar installations on fronts of home.

The owner noted there is an install deadline and they will lose Energy Trust of Oregon incentive money if not installed by the April deadline.

Vice President Boyd asked for timeline of information from the ARB. Asbury's idea is to have a Board work session on solar next Thursday. Asbury will circulate written materials ahead of the meeting.

VI. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:30 PM.

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

DATES TO REMEMBER

BOARD MEETING

Wednesday, March 7
7 p.m.
Boyd Community Room

CPR/AED TRAINING

Saturday, March 10
9:30 a.m. to noon
Oak Hills Recreation Center

FAMILY MOVIE NIGHT

Saturday, March 16
7 p.m.
Boyd Community Room
Sing (rated PG)

More information at oak-hills.net or
email oakhillsrec@gmail.com.

ANNOUNCEMENTS

NOW HIRING LIFEGUARDS

Current WSI certification a plus; must be 16 years of age or older. Please contact Nick at oakhillsaquatics@gmail.com or Christina at oakhillsrec@gmail.com to submit your application.

PRE-SEASON SWIM TEAM — NEW —
Beginning Apr. 30; practices Mon. Wed., and Fri. from 6:30 to 7:30 p.m. Email oakhillsaquatics@gmail.com for more information.

OAK HILLS SWIM TEAM 2018

Planning has begun! For more information, please email oakhillsaquatics@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, Recreation Center Project	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