



# HOMEOWNERS ASSOCIATION NEWSLETTER

THE OFFICIAL PUBLICATION OF THE OAK HILLS HOA

MARCH 2019

## OHHA 2019/2020 BUDGET PROPOSAL: INCREASE HOMEOWNER DUES

**BY THE BUDGET AND DUES INCREASE COMMITTEE: LINDA MARSHALL (OHHA TREASURER), DAN BADDERS (OHHA PRESIDENT), LINDSAY SANDOR (OHHA SECRETARY), MARTIN HEHMAN (OHHA DIRECTOR), JANA CARLSON (HOMEOWNER)**

The Budget/Dues Committee spent many hours reviewing current and past budgets, asking questions, comparing options, and sharing ideas. Their earnest dialogue led to a unanimous conclusion: prudent management requires OHHA operating expenses to be covered by homeowner dues.

In preparation for proposing a dues increase at the 2019 Annual Meeting, the Budget and Dues Increase Committee has put together the following information for the Board of Directors and homeowners. This draft serves as the reference for a dues increase to be considered by and voted upon by the Board of Directors. If approved, the Committee will move forward with communication plans to educate and inform homeowners in preparation for a community vote at the Annual Meeting on May 14, 2019. The draft proposal and all supplementary financial information is posted on the website: [OAKHILLSOREGON.COM/FINANCIALS](http://OAKHILLSOREGON.COM/FINANCIALS).

### PROPOSAL TO BOARD OF DIRECTORS

*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 budget for the 2018/2019 fiscal year projects the Association pulling \$32K from savings to properly fund our general operating expenses for the upcoming year. Many factors contribute to this deficit, including:

- operating costs of the new Recreation Center buildings and pools;
- increased wages for employees resulting from the increased minimum wage; and
- general property maintenance requirements.

In the past, OHHA has relied heavily upon non-dues income sources (last fiscal year, over \$120K from field rentals, pool passes, building rentals, RV lot space rentals, fitness program tags/punch cards, and miscellaneous income) to supplement the general operating budget in order to keep homeowner dues low. These non-dues income sources, while generating income for OHHA, are not guaranteed and therefore not reliable to utilize for supporting general operating expenses in lieu of homeowner dues. For example:

- the youth swim teams that rented pool time last winter moved to another location this year;
- the LLC providing flag football paid one and one-half years' rentals in the prior fiscal year;
- the LLC providing flag football has reduced its program by two weeks (\$1,800 reduction in revenue) this fiscal year;
- future exercise classes will be taught by independent contractors who will collect their own fees;
- Oak Hills Soccer Club made its final \$5,000 payment toward field irrigation last year;
- Energy Trust of Oregon payments of \$33,000 will not repeat in 2018/2019.

The Board has the fiduciary duty to the membership to set the HOA fees at a level that is adequate to cover operating expenses and reserve transfers as determined by the Board after consulting the reserve study. Recognizing that

*continued on Page 2*

# 2019/2020 Budget Proposal continued from Page 1

previous funding practices are not sustainable or adequate for 2019 and beyond, the Budget Committee is recommending increasing Homeowner dues in order to prudently fund projected operating expenses. This increase will ensure that operating expenses are adequately covered by homeowner dues for at least the next one to three fiscal years, allowing OHHA to complete long overdue maintenance and repairs to infrastructure (such as RV Lot gate security and landscape improvements) in order to properly maintain our property values.

The Association will utilize projected non-dues income from pool and field rentals, RV Lot rentals, July Fourth, and any miscellaneous income for three purposes:

1. Funding of the two Operational and Replacement Reserve (savings) accounts:
  - The Operating Reserve is the account in which any funds greater than expenses are saved for use in future years or for unexpected expenses;
  - The Replacement Reserve is the account in which funds are set aside for repair and replacement of equipment and facilities. Repaving walkways, rebuilding the iconic Oak Hills entry sign, maintaining the neighborhood trees, refurbishing the tennis courts, replacing non-working mailboxes as needed, and rebuilding the tractor are examples of expenses

that could be charged to the Replacement Reserve account.

2. Offset Pool Pass and Tennis Court access to nominal fees. Although a nominal fee will be necessary for registration and bracelets identifying homeowners, the Board agrees that all homeowners have paid to build the facilities that are the capstone of our community. Homeowners should not have to pay again to use those facilities. Removing the revenue from pool and tennis tags will cost about \$26,000. It is appropriate this be covered by pool and field rentals.
3. Paying for the Fourth of July Celebration including the fireworks and all associated costs.

**The homeowner dues increase proposal includes the following:**

- Annual OHHA dues will increase to \$700 per lot to fund the actual cost of operating OHHA. This is an increase of \$150 from the current fee, taking effect with the invoice to be mailed in October 2019.
- Pool Passes and Tennis Court fees will be reduced to a nominal expense for all homeowners in good standing.
- Leverage non-reliable income sources (field, facility, pool, and RV Lot rentals, 4th of July donations), estimated to be between \$50K and \$100K, to fund savings in the Operational Reserve Account, the Replacement Reserve Account, and the Fourth of July Celebration.

\$528,316 PROJECTED OHHA EXPENSES	
<b>\$50K+ Replacement and Operational Reserves \$20,600 Fireworks Event</b>	<b>\$457,716 Operating Expenses</b>
<i>Funded by non-dues income sources = estimated \$50-100K (field, facility, pool and RV Lot rentals, and 4th of July donations)</i>	<i>Funded by 650 homeowner lots = \$704 per lot</i>
Committee Recommends leveraging non-dues income to: <ul style="list-style-type: none"> <li>• Fund savings in Replacement Reserve and Operational Reserve Accounts (\$50K+)</li> <li>• Fund the annual fireworks event (\$20,600 budget)</li> <li>• Reduce Pool Passes and Tennis Court fees to nominal expense to homeowners</li> </ul>	Committee Recommends: \$700 dues per lot <ul style="list-style-type: none"> <li>• Increase of \$150 from current dues</li> <li>• Homeowner dues fully cover Operating Expenses</li> </ul>
<b>NON-DUES INCOME/REVENUE</b>	<b>HOMEOWNER DUES</b>

# FROM THE PRESIDENT

*BY DAN BADDERS, OHHA PRESIDENT*

## **ANNUAL DUES INCREASE RECOMMENDATION MADE BY COMMITTEE TO BOARD!**

In prior newsletters, I have let everyone know that we will need to increase our annual homeowner dues. At the February Board Meeting, the Budget and Dues Increase Committee formed to recommend an amount presented its findings. They recommend an increase of \$150. Their analysis was very straight forward: dividing what it costs to run Oak Hills by 650 homeowners.

The Committee also recommended that pool passes and some other Recreation fees be lowered, if the dues increase is approved by the homeowners. Information regarding the increase will be shared with all homeowners via our newsletter

and website ([OAKHILLSOREGON.COM/FINANCIALS](http://OAKHILLSOREGON.COM/FINANCIALS)).

No vote has been taken by the Board to approve this amount. It was simply presented and discussed at the February Board Meeting. This will give Board Directors and homeowners time to reflect upon the recommendations presented. My plan is to ask the Board for a vote to approve the amount at the March Board Meeting (Mar. 6). If approved by the Board, it will be presented to homeowners at the Annual Meeting in May for a vote by homeowners. Homeowners have the final decision!

In my view, the data presented is sound and would set Oak Hills on a path of being able to offer the services homeowners enjoy today

and allow us to continue the much needed and long overdue repairs to our existing infrastructure. Once formally approved by the Board, we will hold information meetings for homeowners, allowing you to ask specific questions as to the data and methodology used to develop the recommendation. More information about these meetings will be communicated at a later date.

I want to thank the Committee members: OHHA Treasurer Linda Marshall, OHHA Director Martin Hehman, OHHA Secretary Lindsay Sandor, and homeowner Jana Carlson, for their time and efforts to develop this recommendation. Their service to our community is noted and greatly appreciated.

## **ROCKETSHIP ADVISORY COMMITTEE**

*BY LINDSAY SANDOR, OHHA SECRETARY*

The newly formed Rocketship Project Advisory Committee consists of five homeowners and three BOD members-- thank you to everyone who volunteered. The Committee will meet over the next few months to work toward a recommended solution to the Board for the Rocketship Play Structure Project, ideally in time for the Annual Meeting in May. The Board will make an official decision on the project direction and solution.

What is the Rocketship Project? Please read the article printed in the February 2019 Board Newsletter (available at [oakhillsoregon.com/news](http://oakhillsoregon.com/news)) for more information. If you have any questions, please contact Lindsay Sandor ([lindsayohha@gmail.com](mailto:lindsayohha@gmail.com)).

## **TREASURER'S REPORT: MONTH-END DEC. 31, 2018**

*BY LINDA MARSHALL, OHHA TREASURER*

At the end of the first quarter of the current fiscal year, OHHA financials reflect a positive cash flow of \$12,700. Year-to-date revenue at the end of December was \$106,000, while year-to-date expenses were \$93,300. The board authorized the unbudgeted purchase of Dropbox, a digital software storage product that permits board members to collect and store policies, procedures, and other important OHHA documents. The cost was under \$2,000. Otherwise, revenues and expenses were as anticipated. One interesting fact is that closing the pool this winter has resulted in about \$10,000 in pool water and natural gas savings compared with last winter, while the comparative loss in pool rental fees to date has been about \$4,000.

Financial reports are posted online at [OAKHILLSOREGON.COM/FINANCIALS](http://OAKHILLSOREGON.COM/FINANCIALS).

# RECREATION ROUND-UP

BY SHEILA BREWER, OHHA DIRECTOR

## OFFICE HOURS AT THE REC - UPDATED

We are changing office hours in order to serve you better. 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.

- Tuesday 5 - 7 p.m.
- Wednesday 9 - 11 a.m.
- Or by appointment, please email [oakhillsrec@gmail.com](mailto:oakhillsrec@gmail.com).

## • POOL CLOSED: DECEMBER - MARCH

## FITNESS CLASSES

More information online at [OAKHILLSOREGON.COM/FITNESS](http://OAKHILLSOREGON.COM/FITNESS).

## VENDOR FAIR - POSTPONED

We only had three vendors come forward to say they were interested in a March Vendor Fair. So we are going to postpone until the summer. Hopefully June will be a better month to spark interest in this event! Still let us know if you are an interested vendor. Email Christina Matousek ([oakhillsrec@gmail.com](mailto:oakhillsrec@gmail.com)) to let her know!

## ATTENTION NEW HOMEOWNERS!

### Mar. 19, 5 - 8 p.m., Community Room

If you have recently purchased a home in Oak Hills and have not yet participated in summer recreation activities, March 19 is the date for you to create a Recreation Account in Jackrabbit, our online registration and payment program. Staff will be on site in the Community Room from 5 to 8 p.m. to help you register your family and to answer any questions you may have about the summer schedule and activities.

## OAK HILLS GROUP ACTIVITIES

These are group activities for adults with more information posted on the community calendar online at [OAKHILLSOREGON.COM](http://OAKHILLSOREGON.COM).

## BRIDGE GROUP

First and third Mondays  
1 p.m. to 4 p.m., Boyd Community Room  
Contact: Nancy Neuman ([nanc0301@yahoo.com](mailto: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 ([lperson@msu.edu](mailto:lperson@msu.edu))  
Open to residents and guests. Free.

## SPEAKERS SERIES

New information to be posted at a later date.

## HOW TO RESERVE A SPACE AT OUR FACILITY

We have four spaces at the Recreation Center available for homeowners to rent for events and parties: gym, Community Room, Meeting Room (in Gym), and the outdoor picnic area (next to the Community Room). If you'd like to reserve one of these spaces, please first check the community calendar on the website (OAKHILLSOREGON.COM) for availability as spaces may not be available during scheduled activities and community programs.

To make your reservation: contact the Recreation Team ([officeohha@gmail.com](mailto:officeohha@gmail.com) or in person at the Gym Office during Open Office Hours), complete the Reservation Agreement Form, and submit payment. Reservations are booked once payment AND the Reservation Agreement are received. More information listed on the website at [OAKHILLSOREGON.COM/RENT](http://OAKHILLSOREGON.COM/RENT).

## Please see next page for new pricing schedule!

## RENTAL GUIDELINES FOR OHHA RECREATION COMPLEX AND GROUNDS

(approved at the Sept. 5, 2018, Board of Directors meeting)

1. OHHA reserves the right to deny any application.
2. OHHA neither endorses nor opposes any causes, religious or political.
3. Events on OHHA property must be in keeping with the Oak Hills Recreation Mission Statement and may not be divisive, derogatory, unkind, or alienating.
4. Religious and political events that involve profiting or promotion are not allowed. This includes but is not limited to: support for or against a political candidate, measure or cause; OR support for or against any religious belief, opinion or cause.
5. If an event is denied, the applicant may appeal to the Recreational Director who will present the application to an ad hoc recreational advisory committee including at least three board members. The decision of the committee is final.

# ARB UPDATE: CHECK PROPERTY LINE BEFORE FENCE REPAIRS

BY DAVID BOYD, OHHA VICE PRESIDENT

Whether you are considering installing a new fence or repairing an existing fence, please provide the ARB with an application that includes your site plan of the entire property. You must make reasonable effort to show that the fence will be built on your property or the property line. The ARB cannot approve any fence built on community property. The ARB is adding plat maps to the website (OAKHILLSOREGON.COM/ARB). Please use these to help identify your property line on your site plan.

You can also find plat maps at the Washington County website WASHIMS.CO.WASHINGTON.OR.US/GIS and then follow this six-step process to see your property lines:

1. Enter the link: WASHIMS.CO.WASHINGTON.OR.US/GIS
2. Click on intermap

3. Type your address in the address field and then click "search"
4. Find your address in the list that is generated and click on it
5. Look for the menu of subreports and choose "Scanned Tax Maps"
6. Choose either the black and white or the color Tax Map
7. Use the zoom (+ feature) to be able to enlarge the page to read the small print



Plat Map Example

## NEW COMMUNITY ROOM PRICING AS OF MAR. 1, 2019

TIMES	GYM	MEETING ROOM	COMMUNITY ROOM	PICNIC AREA
<b>MONDAY - FRIDAY</b>				
8 a.m. - 2:30 p.m.	\$30/hour	\$25/hour	\$150 (2 hours) \$200 (3 hours) \$250 (4 hours) \$300 (5 hours)	\$25/3 hours
2:30 p.m. - 8 p.m.	\$40/hour	\$30/hour		\$25/2 hours
8 p.m. - 10 p.m.	\$30/hour	\$25/hour		\$25/2 hours
<b>SATURDAY - SUNDAY</b>				
8 a.m. - 10 p.m.	\$30/hour	\$25/hour	\$150 (2 hours) \$200 (3 hours) \$250 (4 hours) \$300 (5 hours)	\$25/2 hours
<b>ADDITIONAL FEES FOR EVENTS</b>				
Garbage Fee (parties over 100 people)				\$50
Portable Sound System (includes set-up and take-down)				\$30
Offsite Table and Chair Rental				\$30

## BRICK INSTALLATION

BY DAVID BOYD, OHHA VICE PRESIDENT

All orders of commemorative bricks since Dec. 2017 have not yet been installed. Those orders and some brick corrections are due for installation in late Feb. There are a total of 62 bricks that should be installed. Once the bricks arrive, we will post a picture (in the next newsletter) to alert homeowners (that have patiently waiting a long time for this order) that their brick has arrived.

The Rocketship Project Advisory Committee, led by OHHA Secretary Lindsay Sandor ([lindsayohha@gmail.com](mailto:lindsayohha@gmail.com)), has formed to consider the outcome of the fundraising efforts. New brick orders have been put on hold until the Committee recommendation is complete. Brick orders can resume after the Committee shares its recommendation; please watch for a future update on brick orders in the newsletter and at OAKHILLSOREGON.COM.

## RESPONSIBILITIES OF THE RESERVING RESIDENT

- Sign Liability Release
- Obtain Liability Release for all participants
- Be on premises for duration for event
- Post event clean-up (includes garbage removal, vacuum/sweeping, wash dishes, clean counters/tables/appliances as needed, return tables and chairs, turn lights off)
- Damages to OHHA property, buildings and/or contents

# COMMUNITY AFFAIRS UPDATE

BY KATIE RUPP, OHHA DIRECTOR

## POLICY COMMITTEE

A committee is being formed to gather all Board policy, guidelines and regulations. The goal of this committee will be to get all OHHA policy documented and accessible to all homeowners in one place. This will most likely be done by combing through previous Board Meeting minutes and newsletters. The committee also plans to seek out legal counsel on how to compile all of these policies and the enforceability of Board policy. Currently the committee consists of Katie Rupp (OHHA Director), Terri Danowski (OHHA Director) and Keith Gregory (ARB

Committee). If anyone has any information on previous Board policy or insight into previously made documents for the same effort please contact Katie Rupp ([ksmreilly@hotmail.com](mailto:ksmreilly@hotmail.com)), Terri Danowski ([tdanohha@gmail.com](mailto:tdanohha@gmail.com)) or Keith Gregory ([kgregory1234@gmail.com](mailto:kgregory1234@gmail.com)). This committee is also welcoming new members.

## FROM THE DISTRICT ATTORNEY'S OFFICE: Protect Your Children from Online Threats

The Washington County District Attorney's Office is dedicated to protecting public safety. These days, parents must be more

vigilant than ever to keep their kids safe from cyber threats. From Facebook and Instagram, to online chatrooms and video games, child predators have more access to potential victims than ever before. Luckily, there are some simple steps parents and guardians can take to protect children.

The Washington County District Attorney's Office has a team of prosecutors that handles child abuse cases. If you suspect your son or daughter is at risk online, call law enforcement. Learn more by visiting our website at [WASHINGTONCOUNTYDA.ORG](http://WASHINGTONCOUNTYDA.ORG).

# DRAFT BOARD MEETING MINUTES -- Feb. 6, 2019

**MINUTES OF THE BOARD OF DIRECTORS MEETING OF THE OAK HILLS HOMEOWNERS ASSOCIATION HELD ON FEBRUARY 6, 2019 AT 7:00 PM IN THE COMMUNITY ROOM OF THE OAK HILLS RECREATION CENTER, 2400 NW 153<sup>RD</sup> AVE., BEAVERTON, OREGON.**

**PRESENT:** Dan Badders, President  
David Boyd, Vice-President, ARB  
Linda Marshall, Treasurer  
Katie Rupp, Director, Community Relations  
Jon Cole, Director, Maintenance

**ABSENT:** Sheila Brewer, Director, Recreation  
Terri Danowski, Director, Compliance  
Martin Hehman, Director, RV Lot  
Lindsay Sandor, Secretary, Communication

## 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

A quorum of Board members was established, and the meeting was called to order at 7:00 PM.

## II. APPROVAL OF PREVIOUS MEETING MINUTES - January 2, 2019

**MOTION:** Dan Badders made a motion to approve the January 2, 2019 meeting minutes as published in the February newsletter. Jon Cole seconded the motion and it carried unanimously.

## III. BOARD DEPARTMENT UPDATES

### Community Affairs - Katie Rupp reported:

Katie has been in communication with an owner who is considering managing the Neighborhood Watch Program for

the community. The first newsletter article has been received from the District Attorney; she and Lindsay Sandor are preparing it for publication. A committee has been formed to gather and organize all Association policies for easy access and reference.

### Treasurer - Linda Marshall reported:

Linda reported on the corrections made to the December Financial report, to correct expenses mis-posted in the general ledger, and noted the Balance Sheet did not change. An owner asked about the operating cash left over at the end of the last fiscal year; Nancy La Voie responded that operating cash is carried over year to year if not spent.

**MOTION:** Linda Marshall made a motion to authorize Schwindt and Co. to prepare IRS form 1120 instead of 1120-H for the year ending 9/30/2018, as the association will realize a tax benefit of approximately \$5500 net of the increased cost to file the longer form. David Boyd seconded, and the motion carried unanimously.

### Maintenance - Jon Cole reported:

Jon reported that Jarrod Levesque was still getting acclimated to the work necessary to maintain Oak Hills common property. The installation of the new flag pole was delayed by weather earlier in the week, but should occur within the next week. Two mailbox units are scheduled to be replaced. Discussion followed on the economy of scale of having more installed at one time, but the consensus was to only replace them when they fail. The storm water fault filters have been replaced and David Boyd is working on getting the county bond released and funds returned to the association. The pool's UV filter lamp is scheduled to be replaced at an expected cost of \$4800. This may be an annual expense that will need to be incorporated into future budgets.

*continued on Page 7*

# Draft Minutes -- Feb. 6, 2019 *continued from Page 6*

Window washing of the new facility is being discussed. The idea is to have a window cleaning service monthly except when the pool is operational, during which time the pool staff can wash them. The upper gym windows will need to be professionally washed once a year. Bids are being obtained for this.

Dorthe Bugbee has been working on obtaining proposals for restoration of the entry monument. The plan is to preserve it in its current form as long as possible. Jon expects renovations to occur in late summer 2019.

**Architectural Review Board (ARB) – David Boyd reported:** David reported on the current activities of the ARB. One fence replacement application was denied as the original fence may have been as much as 6' on common property. The owner has been notified and given the opportunity to have their property surveyed to confirm the location of the property line.

**Compliance – Dan Badders reported on behalf of Terri Danowski:**

There were some complaints about RVs parked on the street during recent work in the RV lot. Jon Cole noted the work has been completed and all RVs should be returned to the lot now.

Owners were reminded to start evaluating and planning for 2019 maintenance projects, and were reminded of their obligation to maintain sidewalks adjacent to their property to Washington County standards. RV Lot – David Boyd reported on behalf of Martin Hehman:

As of Sunday, there are four unpaid RV lot spaces, and the lot is currently full. The gate opener installation is nearly complete. An internet connection is necessary, and Comcast service has been ordered. Given the increase in operational costs, the rate structure is being reviewed for possible adjustments.

**Communications – David Boyd reported on behalf of Lindsay Sandor:**

Everyone was reminded that newsletter articles are due tomorrow. The web site is being updated to adjust the Rec information for the 2019 season. The April newsletter will feature Swim Registration information. The next newsletter will be delivered by a local courier service, as the relationship with the Westview Band Organization has ended by mutual agreement. The Budget Committee meeting was successfully broadcast on Facebook live. Christina Matusek is now managing the community events calendar on the web site.

A Rocketship Committee has been formed consisting of 5 volunteers and 3 Board members. They hope to have a recommendation to the Board before the annual owners meeting.

## **IV. OWNERS' FORUM**

- An owner noted that trucks of gravel being delivered to Ridgetop for the sewer replacement project should be using Bethany Boulevard, not 153<sup>rd</sup>. The Board suggested that concerned owners contact the water district, and Katie Rupp will reach out to the project contact to ask that large vehicles be rerouted.

- An owner asked about the new access system for the RV lot and how it will be managed for organizations that rent spots with multiple people needing access.

## **V. DISCUSSION TOPICS / OTHER BUSINESS**

### **A. Collection and Organization of Board Policy Documents:**

Katie Rupp reported the committee is in the beginning stages of reviewing past meeting minutes to identify, catalog, and organize all Association policies. It is expected the committee may require some legal advice on the validity and the ability of the Association to enforce some of the policies, and whether some require amendment of the Association governing documents.

### **B. Review of prior ARB Decision**

David Boyd reported on the ARB actions since the January meeting wherein an owner filed a complaint about a recently painted home in his neighborhood. The current ARB process requires owners to notify neighbors of planned projects, but does not include a provision for a neighbor to appeal an ARB decision; however, a neighbor can request that the Board appeal an ARB decision. When queried, no one on the Board requested the paint color decision be appealed. Discussion followed regarding possible amendments to the process in the future to insure neighbors have an opportunity to register concerns about proposed applications in a timely manner. Consensus is that the Board needs to trust the committee is making decisions in the best interest of the whole community.

### **C. Interviews of other community management companies**

Dan Badders reported on recent concerns about errors in the financial reports prepared by CMI, and noted the association is planning to meet with other management companies. Dan reported on a meeting held with Nancy La Voie, Community Manager, Denise Bower, President, and Leang Tok, staff Accountant at CMI. CMI has committed to recognizable upgrades in their performance by April 1.

### **D. Committee Recommendations for Annual Dues Increase**

Linda Marshall distributed and reviewed a document prepared by the committee studying an increase in HOA dues effective in the fiscal year starting 10/01/2019. The committee's goal was to set the dues at a level that will sustain the association's operating budget and use the various miscellaneous income from facility rentals to fund replacement reserves and recreational events. The new fee amount, if approved, would eliminate the requirement that owners purchase pool and recreational passes, except for a nominal registration fee. The Board will vote on the recommendation at the March meeting. Owners will vote on any increase at the May 2019 Annual Owners Meeting. It was also noted that there has been consultation with the association's legal counsel regarding the various voting requirements for this amendment to the bylaws.

## **VI. ADJOURNMENT**

**MOTION:** Jon Cole made a motion to adjourn at 9:11 pm. Katie Rupp 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](http://OAKHILLSOREGON.COM/ARB)

## DATES TO REMEMBER

### MONTHLY BOARD MEETING

Mar. 6 @ 7 p.m.

Boyd Community Room

### RECREATION ACCOUNT REGISTRATION

Mar. 19, 5 - 8 p.m.

Boyd Community Room

**New homeowners:** Jackrabbit is OHHA's Recreation online registration and payment program.

**More information at**

[OAKHILLSOREGON.COM](http://OAKHILLSOREGON.COM)

## ANNOUNCEMENTS

### OH NEIGHBORHOOD WATCH

Our 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*).

### CURRENT EVENTS DISCUSSION GROUP

2nd Wednesdays  
11:30 a.m. - 1:30 p.m.

Boyd Community Room

**Join the conversation about current events!**

## OAK HILLS HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

Dan Badders President	President	<a href="mailto:oakhillshoapresident@gmail.com">oakhillshoapresident@gmail.com</a>
David Boyd Vice President	Architectural Review, Security, Key Fob	<a href="mailto:hdcanboyd@gmail.com">hdcanboyd@gmail.com</a>
Linda Marshall Treasurer	Finance	<a href="mailto:linda@cmarshallfamily.com">linda@cmarshallfamily.com</a>
Lindsay Sandor Secretary	Communications, Newsletter, Website, Social Media	<a href="mailto:lindsayohha@gmail.com">lindsayohha@gmail.com</a>
Sheila Brewer Director	Recreation, Pool, Fitness, Events	<a href="mailto:sheilaohha@gmail.com">sheilaohha@gmail.com</a>
Jon Cole Director	Maintenance, Facilities, Landscaping	<a href="mailto:jcoleohha@gmail.com">jcoleohha@gmail.com</a>
Terri Danowski Director	Compliance	<a href="mailto:tdanohha@gmail.com">tdanohha@gmail.com</a>
Martin Hehman Director	RV Lot	<a href="mailto:martinhohha@gmail.com">martinhohha@gmail.com</a>
Katie Rupp Director	Community Affairs	<a href="mailto:ksmreilly@hotmail.com">ksmreilly@hotmail.com</a>

**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](http://OAKHILLSOREGON.COM)

[HISTORICOAKHILLS@GMAIL.COM](mailto:HISTORICOAKHILLS@GMAIL.COM)

FIND US ON 

### OFFICE HOURS

at the Recreation Center Gym Office

**Tuesday**

5 p.m. - 7 p.m.

**Wednesday**

9 a.m. - 11 a.m.

**By Appointment**

*officeOHHA@gmail.com*