



HOMEOWNERS ASSOCIATION NEWSLETTER

THE OFFICIAL PUBLICATION OF THE OAK HILLS HOA

MARCH 2020

PRESIDENT'S UPDATE

BY DAN BADDERS, OHHA PRESIDENT

Over the past six weeks, Treasurer Gerry Reeve and I have met with the President of CMI and our CMI community manager. Gerry has been reviewing how CMI has assisted us in the handling of the Special Assessment monies collected by CMI. It appears that CMI has not sent payments in a timely and accurate manner to Mutual of Omaha (who loaned us the money for the rebuilding of our Rec facilities), causing significant penalty costs to be added to the total loan amount. In reviewing this data with CMI, they have agreed there have been errors made on their part. However, CMI does not agree on

the total amount of penalties incurred by OHHA due to their actions/inactions.

At a special open board meeting on Feb. 13, the board met and voted to retain the services of the South-West Law Group. This firm will represent OHHA in our attempts to recover these penalties from CMI. While no special assessment funds are missing, OHHA has been impacted by significant penalties. This situation has existed since the origination of the loan, some five years ago.

Through the timely efforts of OHHA Treasurer Reeve who found these errors, immediate steps have been taken to bring our account with Mutual of Omaha up to date, or as Gerry has said, to "stop the bleeding." Treasurer Reeve has invested many hours in reviewing our current accounts and brought this issue forward to the full board and he is to be commended for his efforts.

CALL FOR NEW BOARD MEMBERS

In less than 60 days, the terms of three board members will expire. Two have already indicated they will not seek further service. I would invite all homeowners to consider the possibility of running for the board. The only requirement is that you be a homeowner. I am asking all homeowners to think about "serving the Oak Hills community" and bring your professional skills and community enthusiasm. If you would like to know more about how the board works or to be considered, please email me at oakhillshoapresident@gmail.com or contact other board members.

PROPOSED FENCE HEIGHT POLICY

BY DAVID BOYD, OHHA VICE PRESIDENT

A few months ago, a petition (signed by 43 homeowners) asking to increase the fence height to seven feet was submitted to the Oak Hills Board and the ARB. The Oak Hills Architecture Review Board (ARB) has considered this matter. In addition, 13 homeowners volunteered to help

provide feedback with 10 of them attending a meeting on Jan. 14. A survey was given to the 13 volunteers asking many questions in addition to the fence height of seven feet. Eight of the volunteers replied to the survey, with six in favor of seven

feet, one in favor of 6.5 feet, and one in favor of 6 feet. The other questions dealt with special conditions that exist in Oak Hills that might find homeowners

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COMMUNITY AFFAIRS

BY ANNIE HOGAN, OHHA DIRECTOR

February has sped past, and spring is quickly approaching with a lot of exciting things slated.

The **Traffic Task Force** meets again Mar. 31 at 7 p.m. in the Boyd Community Room. Everyone is welcome! We kindly request that, as spring arrives, all our neighbors keep an eye open and a lower speed as walkers, runners and cyclists are increasing their numbers in the neighborhood. And pedestrians - please make sure you are visible! Orange is the new black, right?

The **Neighborhood Watch** team is still looking for some block captains (see article on page 3), and is looking forward to a Block Captain kick-off party on Apr. 19 with a presentation from the Sheriff's office. If you are interested, please contact us to become a block captain.

Interested in Going Green? Andy Klumpp has started an **Oak Hills Sustainability Group**, which had its first meeting in February. The group is open to new members who are interested in making Oak Hills a cleaner, greener community. Please email Andy for more information at andrew.klumpp@ashware.com.

Budget Proposal Conversations are scheduled to be held Mar. 7 at 11 a.m. and Mar. 11 at 7 p.m. in the Boyd Community Room. I've received one response from the online feedback form and am looking forward to more! These will help shape the discussion, as we hope to field your questions regarding the 2020 Budget proposal.

FACILITIES CHANGES

BY JON COLE, OHHA DIRECTOR

Observing the maintenance requirements of our new facilities has brought to light how the needs of the OHHA maintenance department has shifted. After investigating options for the most efficient way to care for our HOA property we are making a change in areas of responsibility. While remaining within the current budget as approved by the board, the decision was made to place all Oak Hills landscaping maintenance with our contracted landscaping firm Sonny's Landscaping. Our maintenance position is being reorganized to include janitorial duties as well as building maintenance. We are optimistic that this will yield the most efficient and effective results in keeping Oak Hills looking and operating the best it can.

Proposed Fence Height Policy

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asking for a taller fence height. These include:

- 16 Homes that border entrances of Oak Hills
- Over 40 Homes that have a backyard on 143rd or West Union
- Over 25 Homes that have a backyard bordering Willow Creek
- Over 45 Homes that have a backyard bordering BPA power lines
- Homes with sloping land (like Oakmont Loop)
- Homes with a side yard that faces a street
- Homes that border Oak Hills Green Space
- Homes that border an access path to Oak Hills Green Space
- Homes that border another Home that is not in Oak Hills (like Skyview)

- Homes that border Oak Hills Elementary School

The ARB voted 3-2 to maintain the six-foot fence height policy. The ARB has come up with a new policy to propose to the board. Both the survey given to the volunteers and the fence policy going to the board can be seen at this link (you do need to type capital letters): <https://forms.gle/pPd6qErsGHBYMLEw5>

It was considered to offer the survey to all homeowners, but three board members objected to doing so at this moment. One of the board members thought that the only people who respond are those on the two polarized ends of the spectrum. Another thought the survey was too long and too specific and the questions would

lead the answers. The Oak Hills President made the choice to remove the survey from the newsletter until the board can further discuss if a survey is necessary. The ARB does not want to solicit homeowner feedback via survey.

One of the original petitioners (that had 43 homeowners asking for a seven-foot fence height) had asked if a homeowner initiative can get fence height on the ballot at the next annual meeting. The current thought is that Oak Hills Bylaw 3 would apply, which indicates that 130 homeowners would have to sign an initiative to ask for a vote on the fence height. The HOA president plans to discuss how this undefined process works at a future board meeting.

NEIGHBORHOOD WATCH

BY ANNE E. HOGAN, OHHA DIRECTOR

The Oak Hills Neighborhood Watch Block Captains will have their first meeting on Sun., Apr. 19 from 2 - 4 p.m. in the Boyd Community Room at the Rec Center. Block Captains, please mark your calendars. The meeting will feature information and training from the Office of the Washington County Sheriff.

It seems counterintuitive, but despite the myriad of communication tools available, in most neighborhoods across our nation getting to know one's neighbors has become a lost art. A March 2018 PEW Research study found that only about a quarter of suburban and urban residents know their neighbors. People lead busy lives, and building relationships with our neighbors falls behind relationships with

family, work and school associates, church contacts, and others. Also, the average American family moves over 11 times, so neighbors come and go. With our busy modern lives, it can be hard to keep up with the changes.

One of the attributes often associated with Oak Hills is its sense of community, which continues thanks to the efforts of individual Oak Hills residents' contributions. Neighborhood Watch block captains are essential community builders, yet their actual responsibilities require little time and effort to fulfill.

Since the average "block" consists of only about 12 households, once the initial block rosters are completed they require little time to keep updated.

In most blocks, several residents share in planning and putting on the annual National Night Out gathering (typically, a pot-luck style picnic), so the work effort is shared. Some blocks choose to hold joint parties.

The opportunity of meeting or becoming re-acquainted with neighbors at the National Night Out, and the sharing of roster contact information can create a multiplier effect. As new residents become integrated into the block and residents with longer tenure discover common interests they didn't know existed, neighbors communicate. Your block benefits by having a block captain.

If no one has stepped forward on your block yet, will you serve?

DRAFT SPECIAL MEETING MINUTES -- Jan. 30, 2020

MINUTES OF THE BOARD OF DIRECTORS MEETING OF THE OAK HILLS HOMEOWNERS ASSOCIATION HELD ON JANUARY 30, 2020 AT 8:00 PM IN THE COMMUNITY ROOM OF THE OAK HILLS RECREATION CENTER, 2400 NW 153RD AVE., BEAVERTON, OREGON.

PRESENT: Dan Badders, President
David Boyd, Vice-President, ARB
Gerry Reeve, Treasurer
Lindsay Sandor, Secretary,
Communication
Annie Hogan, Director, Community Affairs
Jon Cole, Director, Maintenance
Terri Danowski, Director, Compliance
Jana Carlson, Director, RV Lot

ABSENT: Sheila Brewer, Director, Recreation

I. CALL TO ORDER

A quorum of Board members was established, and the meeting was called to order at 8:04 PM.

MOTION: Annie Hogan motioned to move to Executive Session to discuss personnel and contracts. David Boyd seconded and the motion carried unanimously.

II. EXECUTIVE SESSION

MOTION: Terri Danowski motioned to move to Open Session at 9:30PM. Jon Cole seconded and the motion carried unanimously.

VI. ADJOURNMENT

MOTION: Terri Danowski made a motion to adjourn at 9:31PM, seconded by Jon Cole and unanimously approved. The meeting was adjourned.

RECREATION ROUND-UP

BY SHEILA BREWER, OHHA DIRECTOR

OFFICE HOURS AT THE REC

The Office will be open during the following days and times during the winter season to process registration sign-ups and payments, RV lot payments, drop-box cards, facility rentals, distribute key fobs, and for all general inquiries.

- Tuesdays, 4 p.m. - 6 p.m.
- Wednesdays, 9:15 a.m. - 11 a.m.
- Or by appointment, please email officeohha@gmail.com.

REC CENTER BRICK ORDER DEADLINE MARCH 18

Engraved bricks come in 3 sizes:

- 4" x 8" for \$100
- 8" x 8" for \$300
- 12" x 12" for \$1,000

Stop by the Rec office during regular office hours or email for an appointment.

	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Pickleball (2 hours) FREE	8:30 a.m. Gym		10:30 a.m. Gym	7 p.m. Gym	9:30 a.m. Gym	
Square Dancing (2 hours)	6:30 p.m. Gym					
Basketball (2 hours) FREE		7 p.m. (men's) Gym				
Youth Ki-Aikido 1 hour: Kids/Youth 30 min.: Littles			3 p.m. (Kids) 4 p.m. (Adv.) 5 p.m. (Littles) Gym			
Adult Ki-Aikido (2 hour)			7 p.m. (ki) 8 p.m. (aikido) Gym			

KI-AIKIDO FOR EVERYONE ON WEDNESDAYS

Ki-Aikido is a form of martial arts focusing on having a calm mind and spirit to create a happier/healthier you at the same time as teaching strength and power through movement.

TO REGISTER: Please visit BEAVERTONKI.ORG for more information and to register for a class. All Oak Hills Homeowners receive a discounted price.

ORDER ENGRAVED BRICK BY MARCH 18

Have you ever wanted to have your family names included on the engraved bricks down by the Rec Center? This is the last opportunity for a long time to do so. If you would like to get a brick engraved with your family name or a kind message, you

have until Mar. 18. You can stop by the Rec office during regular office hours, or email oakhillsrec@gmail.com to make an appointment. After this order, we will not be able to process any more engraving, so please get your order in before Mar. 18.

RESERVE A SPACE AT THE RECREATION CENTER

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. More information on the website at OAKHILLSOREGON.COM/RENT.

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Recreation Round-Up continued from Page 4

OAK HILLS GROUP ACTIVITIES

These are group activities for adults with more information posted on the community calendar online at OAKHILLSOREGON.COM.

QUILTING GROUP

First and third Tuesdays

1 p.m. to 4 p.m., Boyd Community Room

Contact: Lois Pierson (*pierson@msu.edu*)

Open to residents and guests. Free.

Lois Pierson is an avid quilter and has taught quilting classes at four quilt shops throughout Michigan over the past three decades. All levels of quilters are welcome!

OAK HILLS SQUARES

Monday evenings

6:30 – 8:30 p.m., Gym

Oak Hills Squares is a fun and lighthearted club.

We have recently joined the Tualatin Valley Council and the Oregon Federation of Square and Round Dance Clubs and we are excited to see our numbers grow.

Come and check us out and prepare to have fun!!

BRIDGE GROUP

First and third Mondays

1 p.m. to 4 p.m., Boyd Community Room

Contact: Nancy Neuman (*nanc0301@yahoo.com*)

Open to all levels of players. Free.

DRAFT SPECIAL MEETING MINUTES -- Feb. 13, 2020

MINUTES OF THE BOARD OF DIRECTORS MEETING OF THE OAK HILLS HOMEOWNERS ASSOCIATION HELD ON FEBRUARY 13, 2020, AT 7:00 PM IN THE COMMUNITY ROOM OF THE OAK HILLS RECREATION CENTER, 2400 NW 153RDAVE., BEAVERTON, OREGON.

PRESENT: Dan Badders, President
Gerry Reeve, Treasurer
Jon Cole, Director, Maintenance
Terri Danowski, Director, Compliance
Sheila Brewer, Director, Recreation
Jana Carlson, Director, RV Lot

ABSENT: David Boyd, Vice-President, ARB
Lindsay Sandor, Secretary,
Communication
Annie Hogan, Director, Community
Affairs

I. CALL TO ORDER

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

MOTION: A motion was made to move to Executive Session to discuss contracts. The motion was seconded and carried unanimously.

II. EXECUTIVE SESSION

MOTION: A motion was made to return to open session, was seconded, and carried unanimously.

III. OPEN SESSION

MOTION: Dan Badders made the motion that OHHA retain the services of the South West Law Group (SWLG) to represent the Association interests as it pertains to the handling of the Special Assessment fund by Community Management Inc. (CMI).

Discussion followed

AGREED: The Board unanimously approved the motion to retain services of the South West Law Group.

VI. ADJOURNMENT

MOTION: A motion was made to adjourn at 8:28 pm, unanimously approved, and the meeting was adjourned.

DRAFT BOARD MEETING MINUTES -- Feb. 5, 2020

MINUTES OF THE BOARD OF DIRECTORS MEETING OF THE OAK HILLS HOMEOWNERS ASSOCIATION HELD ON FEBRUARY 5, 2020 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 Present, ARB
Lindsay Sandor, Secretary, Communications
Gerry Reeve, Treasurer
Sheila Brewer, Director, Recreation
Jon Cole, Director, Maintenance
Jana Carlson, Director, RV Lot
Anne Hogan, Community Affairs
Christina Matousek, General Manager

ABSENT: Terri Danowski, Director, Compliance

BY INVITATION:

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

OWNERS: Per sign-in sheet

I. CALL TO ORDER/COMMUNITY ANNOUNCEMENTS:

With a quorum of eight Board members in person, the meeting was called to order by Dan Badders at 7:00 PM.

II. APPROVAL OF PREVIOUS MEETING MINUTES:

January 8, 2020

MOTION: Dan Badders made a motion to approve the January meeting minutes as published in the newsletter. Jana Carlson seconded, and the motion carried unanimously.

III. BOARD DEPARTMENT UPDATES:

Community Affairs – Anne Hogan reported:

The Neighborhood Watch Steering Committee has met and is planning a Kick Off Meeting on April 19. They are still looking for block captains, who would organize neighbor contact information, send alerts, organize participation in the National Night Out Event. The Traffic Task Force is meeting on February 27 and March 31. Anne is also organizing presentations about Fall Prevention for the community. Anne is working with others to prepare for Budget Proposal Meeting with Oak Hills owners; meeting sessions will be scheduled for daytime hours, evening hours and weekend hours so that all owners will have an opportunity to attend.

Treasurer – Gerry Reeve reported:

Gerry is working with Anne Hogan on material for the owner budget meetings. He reported that the CPA has filed an extension for the Association's state and federal tax return filings, and that the reviewed

financial statement is almost drafted. The Board will have an opportunity to review the draft and auditors comments before signing off on the final document. He has been processing owner requests to waive late fees for annual assessments and for serial special assessment payments, some due to confusion over the new electronic payment system. He generally reviews the owners payment history before determining whether or waive all or part of a late fee. Gerry is continuing to go through the balance sheet accounts to get an understanding of each account. There are about 220 owners who have paid the Special Assessment in full, and about 430 still paying in monthly installments. The loan balance is approximately \$2.1million. His next efforts will be to develop a cash flow statement each month.

RV Lot – Jana Carlson reported:

All users have been billed their 2020 RV Lot fees. On February 15, the lot will be accessed only by fob (gate code for users will be disabled), and anyone who hasn't paid the annual user fee will be exempted from the lot. Christina Matousek has assisted by setting up the JackRabbit system to accept RV Lot payments.

Recreation – Sheila Brewer reported:

The summer programs schedule is being set; staff is being hired. Last year's aquatic director and swim team coach has resigned, as was expected. Sheila and Christina are in process of finding and hiring swim team coaches. The fireworks contract for 4th of July is in place and other contracts are being negotiated.

Discussion followed regarding whether or not to publish the Facilities Rental Calendar. There is a sense that residents use the posted calendar to find times they can use the facilities without paying rental fees, which can cause conflicts with last minute rentals. Residents are to be reminded if they let non-residents into the Rec Center, even just to use the restrooms, they are that resident's guest and the resident must stay with the non-resident until they leave the facility.

The Winter pool cover is in, and will be installed soon. The Summer 2020 pool schedule is being finalized along with the summer program calendar. Sheila and Christina Matousek are reviewing job descriptions and determining compensation rates for 2020 employees.

Field Rental contracts will be sent at the end of January; emails to former employees about 2020 opportunities will be sent in February, with hiring to start in April.

ARB – David Boyd Reported:

The ARB only processed one application in January. The committee has been conducted review of the fence

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Draft Minutes -- February 5, 2020 *continued from Page 6*

height limits policy and met with interested owners. David reviewed case studies of applicable fence applications over the past years, citing specific reasons for the ARB to have granted variance, such as for fences bordering non-Oak Hills properties, or other busy streets. David noted they have discovered a discrepancy between a plat note and a CC&R provision about the planting strip along part of NW 153rd Ave. David expects the ARB to bring information for possible fence height changes to the Board in April or May.

Maintenance – Jon Cole

The tennis court sump pump was not operational but has been temporarily repaired, the mower has had its annual service. A resident donated several folding picnic tables, currently in storage until better weather. Another owner donated a small oak tree to replace the one that fell last summer. The winter cover for the pool has been installed and the pool equipment is being readied for the summer season. 14 backflow devices were tested; 4 failed; 2 of those have been replaced, the other 2 will be replaced in 2021. Discussion followed regarding lighting of the new flag pole; there is a solar light but the area probably needs a more powerful light or a wired fixture. The hours for the maintenance tech have been reduced to 20 per week.

Communications – Lindsay Sandor reported:

Articles for the March newsletter are due by February 20.

General Manager – Christina Matousek Reported:

Christina thanked the Board for the purchase of the pool safety cover. The pool heater is off but the pumps are on to keep water running through the piping to prevent freezing. The Rec Center and pool house touch up painting is underway.

IV. OWNERS' FORUM

- An owner addressed the Board about fencing; he believes there is a large community appetite to raise the maximum fence height above 6' and asked if there was a petition process for owners to vote on guidelines changes at the annual meeting.
- An owner addressed the Board regarding ownership of the planting reservation along par of NW 153rd, as there appears to be a conflict between the plat notes and the CC&Rs.

- An owner addressed the Board regarding fence height exceptions, noting that owners should have been aware of the height restriction before they purchased their homes in Oak Hills.
- An owner addressed the Board regarding school boundary changes being considered by the Beaverton School District.

V. BOARD DISCUSSIONS

Compilation of all new user fees – Dan Badders

Dan asked that the Board compile a comprehensive list of all user fee changes for 2020 to be distributed to owners, and to be used during the budget meetings with owners. Christina Matousek will lead that effort.

Proposed Appeals Process – Anne Hogan

Anne Hogan presented a proposed formal process for owners to appeal decisions made by Association entities, such as ARB decisions, Compliance decisions, rec decisions, etc.

Discussion followed regarding extending the deadlines for filing appeals and adding a pre-step wherein the appellate meetings with the decision making entity and a Board member. Anne asked the Board to email their comments on the proposed process policy and discussion will continue at future Board meetings.

VI. ADJOURN:

MOTION: Dan Badders made a motion to adjourn at 8:38 pm. Jana Carlson 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

Dave Nase

daven0517@aol.com

More information at

OAKHILLSOREGON.COM/ARB

DATES TO REMEMBER

MONTHLY BOARD MEETING

March 4 @ 7 p.m.
Boyd Community Room

BUDGET DISCUSSIONS

March 7 @ 11 a.m.
March 11 @ 7 p.m.
Boyd Community Room

NEIGHBORHOOD WATCH MEETING

March 17 @ 7 p.m.
Boyd Community Room

TRAFFIC TASK FORCE MEETING

March 31 @ 7 p.m.
Boyd Community Room

COMMITTEES

Advisory committees work on a variety of projects for Oak Hills. The Board of Directors encourages homeowner questions and feedback about these projects at monthly Board Meetings or by contacting the assigned committee directors.

BOARD POLICY COMMITTEE

Director Terri Danowski
tdanohha@gmail.com

OAK HILLS HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

Dan Badders President	President	oakhillshoapresident@gmail.com
David Boyd Vice President	Architectural Review, Security, Key Fob	hdcanboyd@gmail.com
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
Annie Hogan Director	Community Affairs	ohhacommunity@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

at the Recreation Center Gym Office

Tuesday

4 p.m. - 6 p.m.

Wednesday

9:15 a.m. - 11 a.m.

By Appointment

officeOHHA@gmail.com