



## PRESIDENT

Dear Homeowner,

As President of the Board of Directors, I want to personally extend an invitation to attend the upcoming Annual Meeting of the Oak Hills Homeowners Association. In this mailing packet, you will find information for the election of three Board members and the increase of annual homeowner dues, which require your vote.

Your current Board has been diligent in the spending of Association funds to operate the many Oak Hills community services. In the two years since the opening of the new pool and recreation buildings, we have spent much time and effort to understand the actual operating costs for the new facility. For this fiscal year (2018-2019), we are projecting a \$32,000 shortfall and will need to draw down cash reserves to cover it. With this knowledge of the operating costs required of our new facilities, we enlisted the help of a committee of homeowners to provide a recommendation to the Board of more sustainable options to better financially support the community. The committee's recommendation was clear and direct: take the annual operating cost of Oak Hills and divide it by the number of homeowners to come up with an annual dues amount of \$700 (an increase of \$150 over current amount). Simple and transparent to all.

You may ask, why such a large increase? First and foremost, the new recreation facilities require more money to operate. Costs including power, water, electricity, gas, and staff, are higher than what was needed for our old facilities. Second, it was common practice of previous Boards to leverage non-dues revenue, such as renting the ball fields, to offset the neighborhood's operating costs in order to help keep homeowner dues low. While this practice may have helped us all pay less in dues, it kept our dues artificially low and hurt the community's long-term ability to save enough money to adequately replace our community facilities when needed. This practice, which I do not believe to be financially prudent, has led us to our current situation of playing catch-up in order to keep Oak Hills running and a desired place to live.

Even with this dues increase, Oak Hills residents will continue to pay less than comparable associations in Oregon. Your Board will continue to wisely spend association funds, continuing to make remaining long overdue repairs, such as the main entrance sign, replace the crumbling walkways in our greenspace, restore electrical power to tennis courts and irrigation system, replace destroyed mail boxes, purchase a new mower to maintain our acres of greenspace grass, and many other projects.

In summary, I am asking homeowners to say "yes" to the dues increase, attend the Annual Meeting and vote. If you cannot attend, you may vote by proxy ballot (enclosed) and give to a neighbor attending the meeting. If you have any questions about the proxy ballot and your options to vote as a member of this Association, please contact our Community Manager at CMI, Nancy La Voie ([nancyl@communitymgmt.com](mailto:nancyl@communitymgmt.com), 503-445-1102).

Thank you for your support of our Oak Hills community! It is a wonderful place to live.

Sincerely,

*Dan Badders*

Dan Badders  
President  
Oak Hills HOA Board of Directors