



HOMEOWNERS ASSOCIATION NEWSLETTER

THE OFFICIAL PUBLICATION OF THE OAK HILLS HOA

JANUARY 2019

SAFETY AND INCLUSIVITY OF OHHA COMMON PROPERTY

BY KATIE RUPP, OHHA DIRECTOR

The board has decided to further investigate a firearms ban on all common property. In the November meeting, the topic of firearms being carried on OHHA private property was discussed. The information collected at that time suggested that such ban might not be enforceable for the HOA. The issue was left under the jurisdiction of the Washington County Sheriff and state law. The issue was revisited in the December meeting and a majority of the board voted to continue investigating whether the possibility of a firearms ban is a feasible or reasonable action to take. This action is proposed to include seeking legal council, speaking with similar organizations in the area about their firearm bans and speaking with the Washington County Sheriff again about what they can do, if anything, to enforce the firearm ban.

BLOOD DRIVE DEC. 21

Join us on Dec. 21 from 11 a.m. to 5 p.m. in the Community Room. Your donation can help up to three lives! Contact Jean Reger at (503) 927-9494 to sign up.

HOLIDAY PARTY DEC. 22

This year's community holiday celebration will be on Dec. 22, from 5 - 7 p.m. in the Community Room. Everyone is invited!

BUDGET REVIEW MEETINGS

BY LINDA MARSHALL, OHHA TREASURER

The 2018-2019 OHHA budget, approved at the November Board meeting, has been allocated into departments. At this early point in the fiscal year, comparisons to budget are inconsequential. There were no unexpected revenues or expenses during October.

I have planned two meetings for homeowners to review the 2018-2019 budget in detail. The meetings will be held on **Tues., Jan. 8, and Tues., Jan. 15, at 7 p.m.** in the Community Room. Homeowners will be able to compare the actual expenses for last year with the budgeted amounts for this year, viewing the numbers account by account.

Long range budget planning is ongoing. A committee comprised of Linda Marshall, Dan Badders, Jana Carlson, Martin Hehman, and Lindsay Sandor will consider the ramifications of balancing the current budget by using almost \$32,000 in funds from the OHHA savings account, our General Operating Reserve. This is not sustainable. The committee will prepare a recommendation for the Board regarding whether the community should reduce recreation activities and maintenance or request an increase in the annual assessment at the Annual Meeting in May.

The budget document is on Pages 5 and 6, and the Department Expense Total column includes 3% inflation factor. Financial reports, including the 2018 - 2019 budget, are posted online at OAKHILLSOREGON.COM/FINANCIALS.

FROM THE PRESIDENT

BY DAN BADDERS, OHHA PRESIDENT

WHAT IS COMING FOR OAK HILLS?

Plans are in place to continue repairing or replacing aging infrastructure, such as the Oak Hills entry sign at Cornell Road, sidewalks near the soccer fields, a new gate and security system in the RV lot, and the flag pole at the Recreation Center. My goal as President is to ensure these projects and others noted on the new Maintenance/Landscape plan (posted online at OAKHILLSOREGON.COM/DOCUMENTS) are completed next year in an efficient manner.

WHAT HAS CHANGED AND HOW WILL WE DEAL WITH THOSE CHANGES?

When Oak Hills was established in the late 1960's, it was surrounded by open areas with a nearby dairy farm. Today, those areas are built-up and we are having to deal with issues like homeless people, increased traffic, improper use of our common areas, just like the rest of the Portland Metro Area. My goal is to have the Board deal with these changes, where we can, but understand that many of these topics are far beyond the control of our Association.

HOW CAN YOU HELP?

There are 650 homes in Oak Hills, with an Association cost of \$500,000 annually, managed by nine volunteer homeowners (your Board) and one full-time employee. You can help by offering to volunteer your time to help get things done. Homeowner Dorthe Bugbe has offered to help in the repair of the Oak Hills entry sign at Cornell Road by working with the Washington County planners to ensure we have all the proper permits in place. Her assistance is greatly appreciated. If you would like to volunteer, you can simply contact me or any other Board member.

RECOGNIZING SERVICE OF OUR VOLUNTEERS

I am a combat veteran and always appreciate when someone offers a "thank you for your service." Consider thanking our volunteers for their service to the community. Not only are they volunteers, but also our neighbors who are giving time and effort to keep Oak Hills a wonderful place to live. I know they will appreciate that! **Happy holidays!**

MAINTENANCE UPDATE

BY JON COLE, OHHA DIRECTOR

It is with mixed emotions I announce that our maintenance employee, Roland Levesque, is stepping down from his position here at Oak Hills. I say mixed emotions because I am happy that he has taken a position with his own HOA, which is a better fit for his work and family life. Roland has been a wonderful addition to Oak Hills and the pride he takes in the community is rooted in the fact that he was raised here and this is "his neighborhood." Roland has countless stories of his childhood in Oak Hills – some fairly tame and plain and some of the shenanigan category!

Roland brought forth a suggestion for his replacement and after spending a day on the job with Roland and being interviewed with myself and Dan Badders, we offered him the position. The new hire is Jarrod Levesque, one of Roland's nephews who has the skill set to pick up where Roland left off and take ownership of our grounds and facilities. Jarrod will be shadowing Roland part-time for the final two weeks of his employment with a full-time start date of Dec. 24.

Please give Roland a wave and a thank you for his hard work over the past few years and welcome Jarrod to the neighborhood. As always, please contact me with your maintenance concerns and requests and give Jarrod the time it will take to learn the grounds and facilities.

GROUNDS AND FACILITIES

Our landscaping is now into winter maintenance mode of clean-up and special projects. Curbside leaf pickups are complete and any residual debris should be disposed of with individual yard debris containers. The pool is also closed until Apr. 1, so the pool

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COMPLIANCE CORNER

BY TERRI DANOWSKI, OHHA DIRECTOR

BE A GOOD NEIGHBOR

Along with the benefits we receive from our collective ownership of the greenspace areas go certain responsibilities for their proper use and preservation. There are limits on certain usages (no golfing, horse riding, motor vehicles of any kind, etc.) and **residents should exercise common courtesy when using the greenspace.** Please respect your neighbors' property rights and their right to privacy. Any unsafe or potentially dangerous behavior on the greenspace should be avoided out of respect for your neighbors and neighborhood.

NEW TO THE NEIGHBORHOOD? LIVED HERE FOR 50 YEARS?

Everyone should take time to read our community declaration of restrictions. You can find the document on the Oak Hills website under HOA Information / Documents. Or send me an email if you have any questions about CCRs.

TRASH BINS

On a recent Wednesday compliance drive, there were **117 lots with garbage and recycling bins stored in front of the garage or in plain view from the street.** PLEASE keep our neighborhood looking its best by moving garbage &

recycling containers inside your garage or adding some type of fence / screen / hedge to block the street view of your stored containers. **Many homeowners have added functional and attractive fencing or screening to hide their garbage containers— THANK YOU!**

CORNER VISIBILITY

Please maintain safe sight lines for vehicular traffic on the streets or intersections. **Washington County code requires all shrubs and trees within 20 feet of an intersection be trimmed at least 2 feet back from the curb, and the space clear up to a height of 12 feet.**

ENCROACHMENTS TO GREENSPACE

Many of the access paths have been narrowed by overgrowth of vegetation or by fences erected on HOA common property. The HOA is engaged in a long-term effort to create accessible pathways the full length and width of HOA owned property. This will take time to implement, and we plan to work closely with impacted homeowners, but the intent is to clear the original pathways for all of our residents to enjoy access to our common property.

SIDEWALKS

Are your sidewalks uneven, buckling, breaking, growing forests of moss, or otherwise creating a hazard for pedestrians? Winter weather is here and sidewalks need to be kept safe for everyone to use. Homeowners are liable for damages if anyone is injured on your sidewalks.

COMMERCIAL VEHICLES

owned or operated by homeowners **may not be parked on the street.** They may be parked on your driveway, inside your garage or outside the neighborhood.

PASSENGER VEHICLES WITH EXPIRED LICENSE OR REGISTRATION

are not allowed to be parked on the street or on your driveway. They may be parked inside your garage or outside the neighborhood.

Thanks for your efforts to keep our neighborhood clean, safe and welcoming for all of our residents!

ARCHITECTURAL REVIEW UPDATE

BY DAVID BOYD, OHHA VICE PRESIDENT

REMINDER OF APPLICATION PROCESS FOR EXTERIOR CHANGES OR IMPROVEMENTS IN OAK HILLS

The Architectural Review Board, also known as the ARB, is composed of volunteer homeowners appointed by the Board of Directors. ARB reviews applications for all exterior changes to homes within Oak Hills. The types of changes or improvements that require approval include house and trim paint colors, concrete work, replacement of siding or windows, roof replacement, front and garage door replacement, fences and sheds or outbuilding. While the ARB is responsible for approving these changes or improvements, the Board of Directors is the final authority on the CC&Rs. Should the ARB deny approval of a request for change or improvement to a home, the applicant may appeal that decision to the Board of Directors. ARB applications can be found at OAKHILLSOREGON.COM/ARB.

As stated in Article VII, Section (2) (g) "No dwelling house, garage, fence, wall, outbuilding or other structures shall be erected or constructed upon any portion of said property and no alterations which would materially alter the exterior appearance of any such structures or improvements shall be made unless approval is first obtained in writing from the Architectural Review Board." Simply stated, no new construction or modification of an existing structure is to occur on any lot or to the exterior of any residence without the prior approval of the ARB. The ARB's charge is to ensure that the architectural integrity, harmony and quality of Oak Hills is maintained, as well as to protect property values within the community.

The CC&Rs also state in Article VII, Section (2) (h) "A complete set of plans, drawings and specification showing in sufficient detail of the proposed improvements alterations, including the exterior materials and color scheme, together with a scaled site plan indicating the exact location on the building site, shall have been submitted to and approved in writing by the Architectural Review Board in advance of any construction or alteration." This information enables the ARB to accurately determine the scope, layout, design, and impact of proposed changes.

Some recent observations of the applications find that site plans and material descriptions are the most frequently omitted items on the initial submission. The ARB does not need to review interior remodels like kitchens or bathrooms, unless the exterior of the house is altered. Many applications are also submitted without neighbors signatures, notifying them of the intent to start a project.

Part of the application process asks the homeowner to notify neighbors that are most affected by the proposed change by signing the application (note, this is not asking for approval of the neighbor). The ARB asks this for many reasons. It notifies the neighbor of potential activity (construction vehicles, dumpsters, etc) and it is a great way to share the requirement of the ARB application process with homeowners that might not be aware of the application process.

Currently, applications sent to the ARB should get an email reply within 48 hours of submission confirming the receipt of the application. The ARB meets once a week on Wednesdays to review the applications and plans to reply to the applications with either an approval, denial or request for more information within two days of the Wednesday meeting. Please allow enough time for this review process before beginning work that requires approval. The ARB is looking for ways to simplify the application process. It will take a few months to review the application process, online experience and policies. Please be patient with the committee while we update the experience.



INAUGURAL TURKEY TROT A SUCCESS

BY SHEILA BREWER, OHHA DIRECTOR

Over 500 runners took to the streets of Oak Hills for the Turkey Trot on Thanksgiving morning. Participants donate canned food in addition to a registration fee, with the Boy Scouts collecting over three large barrels of food to donate to the Oregon Food Bank. Dozens of volunteers helped make this event possible, including race elements provided by Portland Running Company. We'd especially like to recognize the following

organizations and volunteers, as their efforts were critical to the event's success: Maura Wick, Tim Tank, Paul Enriquez, the cross country teams from Sunset High School and Westview High School, and our Oak Hills Recreation staff.

From the proceeds collected through event registration fees, our intent was to share the profits with the Oak Hills HOA and local community groups. We're thrilled to share that we'll

be making donations to the Oak Hills Elementary Track Fund (thank you to all of the families who participated!), and the cross country teams of Sunset High School and Westview High School.

We look forward to next year's Turkey Trot and appreciate everyone's support and participation to make this year's event such a huge success.

Maintenance Update *continued from Page 2*

locker rooms will also be closed during this time. Please use the Community Room and Gym bathrooms, as they will remain open through the winter season, and remember to turn off the lights when leaving the buildings.

FLAGPOLE REPLACEMENT

A new flagpole has been ordered from a local vendor and will be installed after the first of the year. The new pole and flag will wave in front of the gym building off 153rd and will be lit with solar powered lights, flying day and night year round.

MAILBOXES

Oak Hills has approximately 74 Community Mail Boxes (CBU) which were installed somewhere in the 90's in an effort to improve mail security. A special assessment was paid at that time in order to fund the cost of the new CBU's. Many of these CBU's are now nearing the end of their useful life and are in need of replacing. At a cost of approximately \$1,300 each, this is not an insignificant expense. The issue the current Board faces is the fact that **these boxes were never added to the Reserve Study** and hence there

is no line item and planned funding for their replacement. This means we will not be replacing these units all at once but rather as the USPS deems the boxes to be undeliverable. Please notify me if there is an issue with your mailbox; we will attempt to repair the units in order to spread out the replacement cost over the future years.

I may be reached via email at jcoleohha@gmail.com.

RECREATION ROUND-UP

BY SHEILA BREWER, OHHA DIRECTOR

OFFICE HOURS AT THE REC

The Recreation Office at the Gym will be open during the following days and times to process registration sign-ups and payments, fitness pass cards, yard debris drop-box passes, distribute key fobs, and for all general inquiries.

- Sunday 3 - 5 p.m.
- Tuesday 5 - 7 p.m.
- Or by appointment, please email oakhillsrec@gmail.com.
- **POOL CLOSED: DECEMBER - MARCH**

TURKEY TROT TOP FINISHERS

Top male finishers:

Chris Yates in a blisteringly fast time of 15:21
 Caesar Perez 17:12
 Saaketh Bhattiprolu 17:50

Top female finishers:

Natalie Jack 19:58
 Erica Ochoa 20:45
 Leah Ariad 22:58

Top dog:

Hunter Massar (owner)
 Michelle Massar)

	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Baby Boot Camp (1 hour)						8 a.m. Gym
Pickleball (2 hours) FREE			10:30 a.m. Gym	7 p.m. Gym	9:30 a.m. Gym	
Square Dancing (2 hours)	6 p.m. Gym					
Basketball (2 hours) FREE		7 p.m. (men's) Gym				
Youth Ki-Aikido (1 hour)			2 p.m. (Kids) 3:15 p.m. (Adv.) 4:30-5 p.m. (Littles) Gym			
Adult Ki-Aikido (2 hours)			6:30 p.m. Gym			

FITNESS CLASSES

More information online at oakhillsoregon.com/fitness.

KI-AIKIDO FOR KIDS AND ADULTS 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 for the 10 week class.

BABY BOOT CAMP

Saturdays, 8 - 9 a.m., Gym

Oak Hills residents and their guests may drop in to any Saturday class for just \$7 or they can purchase a membership for 50% off the new client enrollment fee (regularly \$59) and 25% off their plan of choice (regularly \$79/month for our unlimited plan or \$110 for an 8 class pack). Please note that in order to receive the membership discounts, they will need to contact Kim Colvin (either in person or via email kim.colvin@babybootcamp.com) to register.

BABYBOOTCAMP.COM

Recreation Round-Up continued from Page 6

UPCOMING EVENTS AT THE REC

BLOOD DRIVE: Dec. 21, 11 a.m. - 5 p.m.

Oak Hills Community Room
The blood drive is coming along nicely. We have about 15 people signed up to give blood on December 21st between the hours of 11 a.m. and 5 p.m. in the Boyd Community Room. However, we would like to more than double the amount of people we have signed up. Please help us continue to spread the word so we are able to help the Red Cross in what is one of their greatest times of need. Contact Jean Reger at (503) 927-9494 to sign up.

HOLIDAY PARTY: Dec. 22, 5 - 7 p.m.

Oak Hills Community Room
This year's community holiday celebration will be on Dec. 22, from 5 - 7 p.m. in the Community Room. Everyone is invited! Crafts for kids and an appearance by Santa! Bring a treat to share with neighbors! Hot apple cider and cookies will be provided. This is a great way to start off the Winter Break!

TBD: VENDOR FAIR

The Recreation team is looking for feedback from homeowners who would be interested in a vendor fair at the Rec in March. This event would be one night only where vendors can sell products and/or services. If you would be interested in participating, as a vendor or customer, please contact Christina Matousek (oakhillsrec@gmail.com).

OAK HILLS GROUP ACTIVITIES

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

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.

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 Wednesdays
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. Lois loves to teach quilting as well as learn new techniques from networking, sharing tips, demonstrating new tools, and perhaps donating quilts to an organization. All levels of quilters are welcome!

SQUARE DANCING

A new class from 6 - 7 p.m. every Monday starting Feb. 11, 2019. The first class (Feb. 11) is **FREE** so anyone can come and check us out without obligation. Cost will be \$6 per class, per person (\$5 for Oak Hills Residents). We will accept prepayment for nine classes and give the tenth class free.

We recently did a demonstration and instruction at the West Tualatin View Elementary School on Nov. 30. We announced ourselves as the Oak Hills Squares and we gave out certificates with Oak Hills Squares prominently displayed. This event was for 55 first graders, if you can imagine. It was a hoot and everyone had a great time. And the kids were amazingly attentive and cooperative! We want people to know that Square Dancing is for **EVERYONE!**

SPEAKERS SERIES

New information to be posted at a later date.

FACILITY SPACE RENTALS

Information and reservation application are on the website at OAKHILLSOREGON.COM/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.

2018/2019 OHHA BUDGET

Approved by the Board of Directors
(November 2018)

	GL #	2019 PROJECTED BUDGET	2019 DEPT REVENUE TOTAL	2019 DEPT EXPENSE TOTAL (includes 3% inflation)
OHHA ADMIN INCOME				
Home Owner Fees	5000	\$357,500		
Operating Reserve Funding		\$32,716		
Premier Bank Income	5077	\$0		
Keys & Fobs	5305	\$1,000		
Move-in / Move-out Fee	5380	\$1,250		
Interest	5830	\$400		
Late Charges	5845	\$6,000		
Miscellaneous Income	5890	\$500		
		\$399,366	\$399,366	
ADMIN EXPENSES				
Replacement Reserve Fund	7001	\$50,000		
CMI - Office Supplies	7105	\$7,000		
Consultants	7120	\$1,250		
OHHA - Office Supplies	7180	\$6,000		
Insurance	7225	\$10,000		
Legal Expense	7255	\$6,000		
CMI - Extra Management	7285	\$3,300		
Management Fee	7300	\$30,400		
Employee Testing	7330	\$300		
Review Audit	7466	\$3,600		
Taxes, Fees	7465	\$2,000		
Payroll Taxes/Workers Comp	8035	\$23,000		
		\$142,850		\$145,636
BUILDING/ POOL EXPENSE				
Electric - Pool	6060	\$11,000		
Electric - Entry & Maint	6061			
Garbage	6090	\$3,600		
Natural Gas - Pool	6105	\$21,500		
Natural Gas - Entry & Maint	6106			
Sewer	6150	\$7,000		
Phone /Internet/ Security	6180	\$7,700		
Water - bldg & pool	6195	\$18,000		
Facility Repairs	6375	\$5,000		
Janitorial Labor	6584	\$11,000		
Janitorial Supplies	6585	\$3,200		
Pool Repairs	8395	\$5,000		
Pool Chemicals	8515	\$8,800		
		\$101,800		\$104,854
REC DEPT INCOME				
July 4th	5500	\$20,000		
Field Rental	5560	\$22,000		
Pool Rental		\$4,500		
Building Rental		\$5,000		
Pool Passes & Tags	5575	\$25,000		
Neighborhood Activities	5605	\$3,600		
Swim Lessons	5635	\$6,500		
Swim Team Registration	5640	\$22,500		
Swim Team Boosters		\$0		
Fitness Income	5650	\$0		
Tennis/ Pickleball		\$2,000		
		\$111,100	\$111,100	

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2018/2019 OHHA BUDGET

Approved by the Board of Directors
(November 2018)

	GL #	2019 PROJECTED BUDGET	2019 DEPT REVENUE TOTAL	2019 DEPT EXPENSE TOTAL (includes 3% inflation)
REC DEPT EXPENSE				
July 4th	8215	\$20,000		
Rec Admin PR 110	8230	\$8,000		
Rec Facility PR 150	8260	\$6,500		
Swim Team Boosters	8275	\$0		
Rec Aquatic PR 120	8320	\$50,700		
Social PR 140		\$2,300		
Rec Programs	8455	\$15,000		
Rec Athletics PR 130	8472	\$200		
		\$102,700		\$105,781
MAINT DEPT INCOME				
Drop Box	5177	\$2,500		
Community Garden	5620	\$350		
		\$2,850	\$2,850	
MAINT DEPT EXPENSE				
Dumpster	6045	\$10,000		
Fuel/Oil	6120	\$2,000		
Tools / Equipment	6181	\$500		
Water-Irrigation	6225	\$12,000		
Property Maintenance	6690	\$9,000		
Landscape Contract	7675	\$66,000		
Community Garden	7735	\$350		
Maintenance Payroll	7990	\$47,300		
		\$147,150		\$149,585
RV LOT INCOME				
RV Lot Income	5370	\$15,000	\$15,000	
RV LOT EXPENSES				
RV Lot	6750	\$9,000		\$9,000
COMMUNICATION EXPENSE				
Software	7315	\$1,500		
Communications	7375	\$6,000		
		\$7,500		\$7,725
COMPLIANCE EXPENSES				
Signage	6895	\$0		
Compliance Legal	7256	\$1,000		
Compliance Postage	7390	\$200		
		\$1,200		\$1,236
COMMUNITY AFFAIRS				
Comm Affairs Expense		\$1,500		\$1,500
ARB Expenses				
ARB Expense	7015	\$3,000		\$3,000
			\$528,316	\$528,317
REVENUE OVER EXPENSE				-\$32,716
FUND FROM OPERATING RESERVE				

DRAFT BOARD MEETING MINUTES -- Dec. 5, 2018

MINUTES OF THE BOARD OF DIRECTORS MEETING OF THE OAK HILLS HOMEOWNERS ASSOCIATION HELD ON DECEMBER 5, 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, ARB
Lindsay Sandor, Secretary, Communication
Sheila Brewer, Director, Recreation
Jon Cole, Director, Maintenance
Linda Marshall, Treasurer
Terri Danowski, Director, Compliance
Katie Rupp, Director, Community Relations
Martin Hehman, Director, RV Lot

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 by Dan Badders. Dan Badders wished everyone Happy Holidays and a successful year.

II. APPROVAL OF PREVIOUS MEETING MINUTES - November 7, 2018

MOTION: Lindsay Sandor made a motion to approve the November 7, 2018 meeting minutes as published in the December newsletter with Martin Hehman's name spelled correctly throughout. Jon Cole seconded the motion and it carried unanimously.

III. BOARD DEPARTMENT UPDATES

RV Lot - Martin Hehman reported:

Annual payments are being collected. One owner may have paid their RV payment with their HOA fees.

Maintenance - Jon Cole reported:

Roland Levesque has turned in his notice. His nephew, Jarrod is a candidate for replacement and will start shadowing Roland next week.

Community Affairs - Katie Rupp reported:

Kaitlin Rupp and Sheila Brewer met to discuss neighborhood watch as it was previously coordinated. They are setting up a Google Doc with block captains and individual neighborhood information. Kaitlin also met with an owner is willing to help get Neighborhood Watch set up again, but not take on managing it. The blood drive sign-up is going well - drive is Dec. 21st from 11-5 pm. Lindsay Sandor will advertise for long term coordination of the neighborhood watch program.

Architectural Review Board (ARB) - David Boyd reported:

There were 2 fence, 4 roofing, 1 window replacement, 1 paint and 1 concrete applications processed in November. The committee is on track with communication to applicants and weekly meetings. David noted that is if someone applied on a Thursday, the application won't be reviewed until the following Wednesday and if there is more information needed, there may be another week before an answer is given.

Compliance - Terri Danowski reported:

During the most recent inspection, there were 117 lots with a trash can clearly visible and multiple lots with signs that need to be removed. Vehicle with expired licenses need to be inside garages or stored outside of the community. A letter has been drafted for owners who have encroached on common areas.

Treasurer - Linda Marshall reported:

Linda Marshall reported on the October financial statement. October was the first monthly report with the new budget and line items. There are no unusual expenses or income for this time of year. The Board was reminded that current assessments cannot sustain the current budget, in the future, there needs to be budget cuts or an increase in fees. A committee has been formed to meet and develop a strategy for education owners about the current financial situation. Dates are being set for owner's meetings to invite feedback, idea and comments on the current budget and funding scenarios moving forward.

Communications - Lindsay Sandor reported:

Lindsay Sandor thanked everyone for their help and work on Dropbox for file storage and document sharing. She is creating a folder for each lot and has asked Christina Matussek and Allene Ryan for help. There was a hiccup with payment processing, but by the end of the week, the account will be paid for one year. An e-newsletter has been sent out for the last two months. The committee has 560 email addresses and is showing good open-rates by subscribed homeowners. Discussion followed regarding updating email addresses across all systems and updating key fob records in the building entry system.

Recreation - Sheila Brewer reported:

The Turkey Trot was extremely successful for the 1st year. Income was over \$3,000, expenses were on target and volunteers were very well organized. There is \$1,100 to donate and a positive cash flow of over \$1,300. Organizers want to donate some of the profits to Sunset and Westview Cross Country teams, Oak Hills School and the Portland Running Group. The Bazaar is

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the weekend of December 8th and 9th and the holiday party is on December 22nd from 5-7 PM.

IV. OWNERS' FORUM

- An owner had questions about the flag pole and suggested this is an expense that wasn't really supported by the community. Jon Cole and Dan Badders responded that it is a replacement of a common element that existed before construction.
- An owner addressed the Board regarding maintenance of mailboxes and expressed concern that the mailboxes would be consolidated. There will be additional discussion later in the meeting.
- An owner expressed concerns about the volume of the music and sound coming from the Turkey Trot.
- An owner had a question about fees but it was answered during Linda Marshall's financial report.

V. DISCUSSION TOPICS / OTHER BUSINESS

A. Rocket Ship Project Status – Lindsay Sandor reported:

In October, an owner asked the Board about the status of the Rocket Ship project. It was agreed the Board owes owners a timeline for completion, a plan for moving forward with a different scope, a completed project or a refund of the cost of the pavers. It was recommended that a small committee is formed to evaluate and make recommendations to the Board. Dan Badders suggested the current Board needs to be more familiar with the total cost of this project. Dan Badders suggested the Board should stay open to considering options other than a full play structure in order to meet the commitment made to owners who purchased pavers. It was noted that there is a rocketship play structure at a Water Park in McMinnville that may be closing and the owners could be approached to see if it can be purchased. Martin Hehman does not think the Association can use funds raised for a rocketship play structure for anything but a playstructure and suggested putting a graphic on the website to show the status of fundraising. Linda Marshall noted that her take on the fundraising project was that it was about nostalgia of the old rocketship structure and she wouldn't be opposed to an art piece reminiscent of the old structure. David Boyd provided a history of the project as it related to the reconstruction of the new rec center. He believes owners approved new playground structures when the special assessment was approved as the new structures were included in all drawings that were presented to owners in advance of the vote. The reserve amount has been increased to \$57k for replacement of the larger structure. Board members have fiduciary responsibility to maintain the common elements in the community.

David Boyd would not support as an owner, but believes the board has an obligation to do what they told owners they were going to do. Lindsay Sandor with head up the group that will explore options.

B. Mailbox Replacement Responsibility

Jon Cole noted that there is no reserve fund for the replacement of the mailboxes and there are some now that need to be replaced. Discussion was held about who paid when they were originally installed. It was agreed the association should take responsibility for repair and replacement of the mailbox units (but not individual unit locks). Jon will gather pricing and an inventory of the condition of the existing boxes will be prepared. Funding for this replacement will be added to the next reserve study update.

C. Keeping Community Property Safe and Inclusive – Lindsay Sandor reported:

Discussion followed regarding nuisance provisions in governing documents with regard to resident carrying firearms in the common areas. Lindsay Sandor would like to thoughtfully explore adopting a resolution declaring common areas to be firearm free zones. Discussion followed regarding obtaining legal counsel to advise the Board, consulting with THPRD, which has a firearms ban at their facility, and communicating with the Washington County Sheriff regarding what the county law enforcement can do, if anything, to enforce an association ban.

MOTION: Lindsay Sandor made motion that the Board further research our current standards and guidelines for ensuring the safety and well being of our common property and the people who live here, and seek legal and municipal consultation to potentially establish Oak Hills common property as a "gun-free zone." Sheila Brewer seconded and the motion was passed with 6 in favor; opposed by Terri Danowski and Katie Rupp.

D. Electronic Speed Signs

Dan Badders believes the original plan was to purchase four flashing signs, currently the Association has two. Dan Badders is working with Jon Cole on pricing for one additional sign.

VI. ADJOURNMENT TO EXECUTIVE SESSION

The meeting was adjourned to executive session at 9:41pm. Discussion was held regarding the collection of assessments from an owner.

VII. RECONVENE AND ADJOURNMENT

MOTION: Linda Marshall made a motion to reconvene the Board Meeting and adjourn at 9:50 pm. David Boyd seconded, and the meeting was adjourned.

ARCHITECTURAL REVIEW

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DATES TO REMEMBER

MONTHLY BOARD MEETING

Jan. 2 @ 7 p.m.

BLOOD DRIVE

Dec. 21 @ 11 a.m. - 5 p.m.

HOLIDAY PARTY

Dec. 22 @ 5 - 7 p.m.

BUDGET REVIEW MEETING

Jan. 8 @ 7 p.m.

BUDGET REVIEW MEETING

Jan. 15 @ 7 p.m.

More information at
OakHillsOregon.com

ANNOUNCEMENT

The Oak Hills Neighborhood Watch 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*).

OAK HILLS HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

Dan Badders President	President	<i>oakhillshoapresident@gmail.com</i>
David Boyd Vice President	Architectural Review, Security, Key Fob	<i>hdcanboyd@gmail.com</i>
Linda Marshall Treasurer	Finance	<i>linda@cmarshallfamily.com</i>
Lindsay Sandor Secretary	Communications, Newsletter, Website, Social Media	<i>lindsayohha@gmail.com</i>
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Martin Hehman Director	RV Lot	<i>martinhohha@gmail.com</i>
Katie Rupp Director	Community Affairs	<i>ksmreilly@hotmail.com</i>

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

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FIND US ON 

OFFICE HOURS

at the Recreation Center Gym Office

Sunday

3 p.m. - 5 p.m.

Tuesday

5 p.m. - 7 p.m.

By Appointment

oakhillsrec@gmail.com