



HOMEOWNERS ASSOCIATION NEWSLETTER

THE OFFICIAL PUBLICATION OF THE OAK HILLS HOA

MAY 2019

OAK HILLS HOA ANNUAL MEETING MAY 14

7 P.M. IN OAK HILLS RECREATION CENTER (GYM)

The Oak Hills Homeowners Association Annual Meeting will be held the evening of Tues., May 14, at the Recreation Center Gym. Homeowners will elect three new Board directors, vote on the proposed annual dues increase, and any other items of business that require a vote by members of the community. Additionally, Board Directors will provide department updates and homeowners are invited to ask questions or address the Board during an open forum. All homeowners and residents are encouraged to attend. Doors open at 6:30 p.m. for check-in, Recreation program information, and appetizers. FREE childcare will be available in the Community Room.

Homeowners will vote in-person or by proxy ballot on the following:

- Annual Homeowner Dues Increase to \$700 (details on page 2)
- Elect three Board of Directors positions (see Candidate Statements for information)

CMI, our community management company, mailed to all homeowners the full agenda and meeting information, 2018 Annual Meeting Minutes, and proxy ballot forms to all homeowners. These documents and all details are also posted online at OAKHILLSOREGON.COM/ANNUALMEETING.

**SEE PAGE 3 FOR MEETING AGENDA
AND VOTING INFORMATION**

<p style="text-align: center;">VOTE!</p> <p>Homeowners are asked to vote on two topics:</p> <p style="text-align: center;"><i>Annual Dues Increase to \$700 Three Board Director positions</i></p> <p>Cast your vote in-person at the meeting or by proxy ballot. See Voting Information on page 3 for details.</p>	<p style="text-align: center;">Tuesday May 14</p> <p style="text-align: center;">7 p.m. (doors open 6:30 p.m.)</p> <p style="text-align: center;">Oak Hills Recreation Center Gym</p>	<p style="text-align: center;">CHILDCARE PROVIDED</p> <p>Let our staff and volunteers entertain your kids while you attend the meeting! FREE!</p> <p style="text-align: center;">6:30 p.m. - 9 p.m. Oak Hills Recreation Center: Community Room</p> <p style="text-align: center;">Ages 3 - 12 (must be potty trained)</p> <p style="text-align: center;">Contact Christina Matousek (oakhillsrec@gmail.com)</p>
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2019 OAK HILLS HOMEOWNERS ASSOCIATION ANNUAL MEETING

HOMEOWNER ANNUAL DUES INCREASE

At the Mar. 6 Board Meeting, the Board of Directors approved the motion to put forward a \$150 increase for the October 2019 homeowner annual dues fee (\$700 per year) to be voted on at the Annual Meeting in May. If this dues increase passes by a majority vote (two-thirds voting in favor) of attending homeowners and proxy ballots at the Annual Meeting, homeowner annual dues will be \$700 per year starting October 2019.

Annual Homeowner Dues Increase Proposal

The following information was mailed to all homeowners from CMI as part of the Annual Meeting information packet:

The Oak Hills Homeowners Association Board of Directors is 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 Board of Directors recommends that annual dues increase by \$150 to a total of \$700 per year, taking effect with the invoice mailed in October 2019, and due in December 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 recommended by the reserve study.
- **Annual dues of \$700 will fund the actual cost of operating OHHA.** Operating expenses of \$457,716 in the 2018-2019 fiscal year budget, divided by the 650 homeowner lots in Oak Hills, yields a cost per lot of \$704 to operate OHHA.
- Former OHHA boards have kept homeowner dues artificially low by supplementing dues with non-dues income to support general operating expenses. The Board's intent with this dues increase is move OHHA toward a more sustainable funding and budgeting practice by relying on homeowner dues to support operating expenses.
- Non-dues income sources like field, building, and RV lot rentals, pool passes, exercise tags, and miscellaneous income vary annually and are neither sustainable nor reliable to depend on for general operating expenses.

Non-dues income from field, building, and RV lot rentals will be dedicated to three purposes:

1. Fund two savings accounts: the Operating Reserve account and the Replacement Reserve account.
 - a. The Operating Reserve is the account in which any funds greater than expenses are saved for use in future years or for unexpected expenses;
 - b. The Replacement Reserve is the account in which funds are set aside for repair and replacement of equipment and facilities. Repaving greenbelt walkways, replacing the flag pole, 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. The association funds the Replacement Reserve account annually.
3. Pay for the Fourth of July Celebration including the fireworks and all associated costs.
4. Offset the Pool Pass and Tennis Court access fees. The Board agrees that all homeowners have paid to build the facilities that are the capstone of our community.
 - a. Tennis Court access will be free to homeowners who have registered.
 - b. Pool Passes for homeowner use will be reduced. Guests fees will be charged for non-homeowners and for pool rentals and/or parties.

Questions? The Board invites all homeowners to ask questions and learn more by:

- Contacting Treasurer Linda Marshall (linda@cmarshallfamily.com) or any Board Director
- Attending the May monthly Board Meeting (May 1, 7 p.m., Community Room)
- Joining the conversation on Facebook LIVE Q&A, Thursday, May 2, 7 p.m., on our community page @OakHillsHOA

continued on Page 6

VOTING INFORMATION

At this year's Annual Meeting, homeowners will vote to elect three new Board directors and on the proposed annual dues increase. The Bylaws state that each owner entitled to vote may do so "either in person or by agent or agents authorized by a written proxy." Therefore, in accordance with Article IX (b) of the Bylaws, an owner MUST be present at the meeting in order to vote. If an owner is unable to attend the May 14 annual meeting, he/she may assign their voting rights to another person by way of a directed proxy to vote in their place. The person holding a directed proxy shall vote in accordance with the directions given in the proxy.

The Oak Hills Board of Directors have decided to include a directed proxy this year in place of general proxies distributed in previous years. The directed proxy allows a homeowner to tell their proxy how to vote instead of allowing the proxy to vote in the way they see fit (while they can still allow the proxy to vote as they see fit, if that is preferred). Our hope is that you do not need to seek out another homeowner who would vote in the manner you prefer, but instead you can ensure your proxy will vote in the manner you prefer even if they have a different opinion.

Can't make the Annual Meeting? Give your proxy ballot to a neighbor attending the meeting or mail to CMI.

Proxy ballots (mailed to all homeowners from CMI and posted online at OAKHILLSOREGON.COM/ANNUALMEETING) must be received in the offices of CMI by May 13 or presented by another homeowner at the Annual Meeting sign-in. Please contact Nancy La Voie at CMI (503-445-1102, nancy@communitymgmt.com) with any questions about the directed proxy ballot or voting process.

ANNUAL MEETING SCHEDULE

**6:30
p.m.** **WELCOME**

- Childcare open (Community Room) – until 9 p.m.
- Pre-meeting events (Gym)
- Sign-in with CMI
- Lite appetizers
- Recreation program information
- Board Director meet/greet

**7:00
p.m.** **MEETING START (GYM)**

AGENDA

- I. CALL TO ORDER (PRESIDENT)
- II. PROOF OF NOTICE OF MEETING (CMI)
- III. READING OF 2018 ANNUAL MEETING MINUTES (SECRETARY)
- IV. OHHA STAFF AND VOLUNTEER RECOGNITION (DIRECTORS)
- V. ANNUAL ASSESSMENT INCREASE: VOTE (PRESIDENT)
- VI. BOARD CANDIDATE INTRODUCTIONS, CALL FOR ADDITIONAL CANDIDATES: VOTE (PRESIDENT)
- VII. SELECTION OF ELECTION INSPECTORS (PRESIDENT)
- VIII. BALLOT COLLECTION: ANNUAL ASSESSMENT INCREASE, 3 BOARD DIRECTORS (CMI)
- IX. BOARD DIRECTOR UPDATES (DIRECTORS)
- X. NEW BUSINESS: IRS REVENUE RULING 70-604 (SECRETARY)
- XI. HOMEOWNERS' FORUM
- XII. ELECTION RESULTS (CMI)
- XIII. REMAINING HOMEOWNER FORUM, UNTIL ALL HEARD
- XIV. ADJOURNMENT

DIRECTOR'S ORGANIZATIONAL MEETING IMMEDIATELY FOLLOWS

STATEMENTS OF CANDIDATES FOR ELECTION TO OHHA BOARD OF DIRECTORS

Three positions on the Board of Directors will be open for election, and three Directors will be elected to serve three-year terms. The terms of Directors Sheila Brewer, Terri Danowski, and Linda Marshall will expire as of the Annual Meeting. Sheila Brewer and Terri Danowski have accepted nominations to run for additional terms. Jana Carlson and Gerry Reeve have also accepted nominations to run for a term on the Board. Nominations will also be accepted from the floor at the meeting.

The following are statements provided by the candidates running for the Board:

SHEILA BREWER:

I have had the honor to serve Oak Hills neighborhood first as a consultant for recreation from 2004 until 2013 and then as Recreation Director from 2013 to present. I would like your vote to continue to work on some loose ends in organizing long standing traditional rules and policies. My hope is to offer future Recreation Directors, of which there will be many, a well-organized, documented, self-sustaining and 99% employee run program. With this, the job I hold will be very manageable and can then be improved and expanded with minimal effort.

My husband Mike and I moved into the neighborhood July 3rd of 1997. The next day we were hooked on Oak Hills for life. We have two daughters that were born and raised in the same house we moved into that day. I own two unrelated businesses and am still very active in my 40-year career and life passion of coaching gymnastics and consultant work for recreation programs.

For 6 years, with the help of a great staff, multiple board members and volunteers, we have worked to provide programs and offerings that benefit your families. We have stabilized an excellent staff that is the life blood of our programs. The process of modernization and development continues. Six years may seem like

a long time to volunteer, but in recreation and program development it simply takes time. However, the deeper reason I volunteer, specifically in recreation, is my lifetime belief and passion is that recreation, social events and athletics create a bonded and cohesive community with lifelong friendship and connection to home, family and friends like nothing else. Healthy, stimulating, multigenerational fun is good for us and nothing can substitute the joy and challenges activity provides. It is worth the effort. I benefit personally as do my family, my friends and our community.

BUT how long is too long? I am looking for a person, to pass this ball to over the next few seasons. So if I do earn this position again with your vote, I would like one of you to consider learning what we do in recreation. This would help our transition to fresh ideas and energy be smooth. The job appears difficult, BUT IT IS NOT! We have a staff that is excellent and know everything there is to know about what we do. If in the back of your mind, you have thought you may like to improve what we do and offer here, have a recreation or athletic background, or just think recreation has a positive influence on our lives and you like helping, PLEASE contact me!

continued on Page 5

Candidate Statements *continued from Page 4*

JANA CARLSON:

My name is Jana Carlson and I am running to be a member of the Oak Hills Board of Directors. I moved to Oak Hills with my husband Jeff and our 3 month old daughter, Annika in January 2000. It has been a pleasure to raise her in Oak Hills and she is now a successful college student at Oregon State University.

My volunteer positions in Oak Hills include Oak Hills Swim Team Board Member, Budget Committee Member and Dues Increase Committee Member. The past 34 years I have worked for US Bank and the most recent 23 years I have been a loan specialist and underwriter. This position has developed my customer service and analytical skills. These are skills I would use to serve the community and continue the sound management of our neighborhood. I also plan to help build the sense of community by finding new ways of involving neighbors of all ages in this special place we all call home.

TERRI DANOWSKI:

My name is Terri Danowski and I have served the last 3 years on the Oak Hills HOA Board. In particular, I serve as the Compliance Officer for the neighborhood. This includes notifying and working directly with homeowners and residents who are in violation of our Declarations of Restrictions (CCRs). I work to ensure improvements are made in adherence to our community standards.

My motivation in joining the OHHA Board is to give back to the community that my family and I have called 'Home' for the last 16 years. Our strong Homeowners Association is the backbone of our neighborhood; without it we would not be able to enjoy such a wide variety of amenities, services, events, and perks offered for our residents. I treasure the unique and vibrant

community which we have collectively created here in Oak Hills.

I hold an electrical engineering degree and I work as a Program Manager for an engineering company. My daily duties include technical project management and business management services. I'm very detail oriented, but I also look at the big picture when making decisions. I have served on other non-profit Boards in the past, and I work well in groups or individually. If re-elected, I will continue to utilize my skills to make thoughtful, compassionate and fiscally responsible choices for the future of our community. I'd appreciate your vote.

GERRY REEVE:

My wife Paula and I have lived in Oak Hills 25+ years. We raised our 5 children here. They are now all out of the house and we now have 12 grandchildren. Paula taught vocal music (choir) in several of the area high schools finishing her career at Hillsboro High School. Years ago I graduated with a business degree from Brigham Young University and then earned a Masters degree in finance from the University of Missouri, my home state. I have had a lengthy career in the financial services industry and financial markets and am very comfortable in all areas of the financial world. Of our 5 children 4 are boys. So as they grew through their teenage years I spent 10-15 years working, as a volunteer, in a local Boy Scout troop. All 4 of the boys are Eagle Scouts.

We have enjoyed our years in Oak Hills. It has been a great place to raise a family. After years of enjoying the benefits of the extensive work by others on the board I would be happy to be a part of the continuing effort to make Oak Hills the gold standard of residential communities.

TREASURER'S REPORT: MONTH-END FEBRUARY 28, 2019

BY LINDA MARSHALL, OHHA TREASURER

Operating Revenue for the month of February 2019 was \$33,200. Operating Expenses for the month were \$32,100, yielding positive cash flow of \$1,100. Year-to-date Operating Revenue on Feb. 28, 2019 was \$173,800, while year-to-date expenses for operations totaled \$169,500. Cash flow year-to-date is positive at \$4,300. Both revenue and expenses are negative to

budget because revenues and expenses (note particularly Recreation and July 4 income, and Recreation payroll) are spread across the budget as if they occur in 12 equal monthly amounts, while the revenues and expenses occur during the busy summer season. Operating Expenses year-to-date, including the work on the RV Lot gate, are as expected. Repair and

replacement of existing facilities like the flagpole, iconic entry monument, and sidewalks are in process and will be paid for from the Replacement Reserve account, not the Operating Account.

Detailed financial information is available at oakhillsoregon.com/financials.

Annual Dues Increase *continued from Page 2*

For further information, please see documents posted at OAKHILLSOREGON.COM/FINANCIALS, including the 2018-2019 budget and background materials for the dues proposal including recaps of the Homeowner Budget Review meetings (Jan. 8 and 15):

- Both meetings: attendees mostly agreed that a dues increase was necessary
- Second meeting: attendees appreciated updated budget format clarifying expenses
- Second meeting: committee improved budget document based on from homeowner feedback.

RESERVE A SPACE AT THE REC 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). If you'd like to reserve on 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 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.

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, 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 officeohha@gmail.com.

WHAT ABOUT THE CHILDREN?

Speaker Series Event
with guest presentation by Tom Marsh
Apr. 24, 7 p.m., Community Room

RETURNING TO THE REC!

- Loretta's fitness class. Thursdays, 7 - 8 p.m.
- Arts and Crafts for all ages, an Oak Hills tradition, returns this summer.

Details listed below.

	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Baby Boot Camp (1 hour)						8 a.m. Gym
Pickleball (2 hours) FREE	8:30 a.m. Gym		10:30 a.m. Gym	8:15 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 (Kids & Adv. 1 hour, Littles 30 min.)			2:30 p.m. (Kids) 3:45 p.m. (Adv.) 5 p.m. (Littles) Gym			
Adult Ki-Aikido (2 hours)			7 - 8 p.m. (ki) 8 - 9 p.m. (aikido) Gym			

FITNESS CLASSES

Information online at OAKHILLSOREGON.COM/FITNESS.

LORETTA'S FITNESS CLASS

Returns to the Rec! Thursday evenings through May, 7 - 8 p.m., \$5 per class. Drop-ins are always welcome! Email oakhillsrec@gmail.com for more information.

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) and request a purchase order. BABYBOOTCAMP.COM

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.

SQUARE DANCING

Mondays, 6 - 8 p.m., Gym
Are you looking for a fun family friendly activity? Do you like to dance with friends? Then come on down to the Recreation Center on Monday nights this fall and try square dancing! People of all skill levels and ages are welcome to join.

Recreation Round-Up *continued from Page 7*

OAK HILLS GROUP ACTIVITIES

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

ARTS AND CRAFTS

Summer: Wednesdays (see dates below)
9:30 - 11:30 a.m., Boyd Community Room / outdoor picnic area
Contact: Christy Simon
(ohartsandcrafts@gmail.com)

Open to residents and guests. Free.*
Wednesday morning Arts and Crafts is a tradition that many Oak Hills residents have fond memories of from summers past. We are bringing back the tradition this summer and would like to invite you to join in on the fun! Various projects featured each week and all ages are welcome (projects will focus on youth; no childcare provided). Come any time and leave as you like. Complimentary coffee will be provided.

Dates: June 19, June 26, July 3, July 24, July 31, August 7, August 14, August 21 (no Arts and Crafts July 10 & 17)

Volunteers: Looking for tween, teen, and adult volunteers who enjoy arts and crafts and helping others. Contact Christy for more information.
*Special projects may cost a small fee but will be posted ahead of time on the Oak Hills Facebook page.

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.
The Current Events Discussion Group is meeting to do research on Democratic Political Presidential Candidates for the 2020 election. This is purely a research opportunity and not a debate.

There are many candidates out there and information can get overwhelming. The group would like to help each other gather information so they as individuals can make an informed decision. After they have completed the Democratic candidates, they will continue with Republican candidates. Again, this is NOT a political debate of any kind. This is a group who wishes to simply gather information. All are welcome.

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. 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!

SPEAKER SERIES: WHAT ABOUT THE CHILDREN?

Wednesday, Apr. 24, 7 p.m.
Oak Hills Community Room

Guest Presentation by Tom Marsh

Tom Marsh will talk about the experiences of the children (and their families) who walked to the Willamette Valley on the Oregon Trail between 1843-53. Children were a major component of the 60,000 people, many recent European immigrants, who made their way to Oregon prior to the Civil War--yet, little has been written about these pioneer children.

Tom taught history at Sunset High School from 1968-90 and was the Oregon State Representative from 1975-79. Tom and his wife, Judy, were residents of Cedar Hills for thirty years. Tom's book, *To the Promised Land: A History of Government and Politics in Oregon*, was published by the OSU Press in 2012. Tom has lectured extensively throughout western Oregon over the past six years, including PBS's ***Oregon Experience*** featuring Tom McCall.

OAK HILLS POOL READYING FOR SUMMER

LAP SWIM POOL PASSES

The pool is open now for Lap Swim and Limited Open Swim (NO GUARD) beginning May 18.

You must register with the Recreation Center Office and fees apply for lap swim passes during this time. Register in the office during open office hours or email oakhillsrec@gmail.com to have the fee for lap swim added to your account. You must come into the office to purchase a summer swim pass as we issue your household bracelets.

HOURS OF LAP SWIM: APRIL 1 - MAY 17

5 a.m. - 11:30 a.m. Adult Lap Swim (over 18 only - NO GUARD)

11:30 a.m. - 1 p.m. Masters Swim (rental - fees apply)

1 p.m. - 9 p.m. Adult Lap Swim (over 18 only - NO GUARD)

HOURS OF POOL MAY 18 - JUNE 14

Monday - Friday

5 - 11:30 a.m. Adult Lap Swim (over 18 only - NO GUARD)

11:30 a.m. - 1 p.m. Masters Swim (rental - fees apply)

1 - 3:30 p.m. Adult Lap Swim (over 18 only - NO GUARD)

3:30 - 6:30 p.m. Open Swim (supervisor only - NO GUARD)

6:30 - 7:30 p.m. Pre-Season Swim Team Practice (M/W/F)

7:30 - 9:00 p.m. Adult Lap Swim (over 18 only - NO GUARD)

Saturday - Sunday

5 a.m. - 1 p.m. Adult Lap Swim (over 18 only - NO GUARD)

1 p.m. - 6 p.m. Open Swim (supervisor only - NO GUARD)

6 p.m. - 9 p.m. Adult Lap Swim (over 18 only - NO GUARD)

SWIM LESSONS AND SWIM TEAM REGISTRATION

Registration for the Oak Hills Swim Team and Swim Lessons began Apr. 15 online and at the Rec Office during open office hours. For more information and to register, go to OAKHILLSOREGON.COM/SWIM.

A Jackrabbit account, our online registration system, and access through the Parent Portal will be necessary. If you need assistance setting up your Parent Portal (for classes), email Christina Matousek, the Recreation and Events Manager, at oakhillsrec@gmail.com.

SUMMER SEASON POOL PASSES ON SALE MAY 18

Starting May 18, summer season pool passes will be available to purchase in person at the Pool Office. Pool passes consist of bracelets for homeowners and their guests (see below for pricing). Bracelets must be worn for entry onto the pool deck and while swimming. Homeowners bringing guests are responsible for paying the guest fee and the actions of their guests while at OHHA pool or Rec area.

To purchase a pool pass for the summer, just come down to the pool or office during open hours. A staff member will gladly charge your account for the pass and get you all ready to go!

- \$50 - family swim pool pass (members living in your home)
- \$15 - guest pass bracelets (max of 4 bracelets per home), can be used unlimited times in a season, but must swim with a homeowner and are only for purchase by the homeowner.
- \$3 - one time or one day entry fee

TYPICAL QUESTIONS ABOUT POOL PASSES

Q: Do I need to purchase guest bracelets for my grandchildren?

A: No. We want you to bring your grandchildren to the pool and spend time with them. But your adult children, who do not live with you require a guest pass bracelet.

Q: Can I purchase guest pass bracelets and give them to non-homeowners to come to the pool on their own?

A: No. The guest pass bracelets reside in your home and when you bring a friend to the pool, they use the bracelet and then give it back to you at the end of their swim. All guests must be accompanied by a homeowner.

Q: Does my infant have to have a bracelet?

A: Yes. We have bracelets in smaller sizes to be worn by kids. Although we would like for all residents and guests to wear bracelets, we understand the little ones might prefer them as a chew toy.



JULY 4TH: CALLING ALL VOLUNTEERS!

Contact oakhillsrec@gmail.com if you or your community group would like to help with our spectacular event.



DRAFT BOARD MEETING MINUTES -- Apr. 3, 2019

MINUTES OF THE BOARD OF DIRECTORS MEETING OF THE OAK HILLS HOMEOWNERS ASSOCIATION HELD ON APRIL 3, 2019 AT 7:00 PM IN THE COMMUNITY ROOM OF THE OAK HILLS RECREATION CENTER, 2400 NW 153RD AVE., BEAVERTON, OREGON.

PRESENT: Dan Badders, President
Lindsay Sandor, Secretary, Communication
Linda Marshall, Treasurer
Jon Cole, Director, Maintenance
Terri Danowski, Director, Compliance
Martin Hehman, Director, RV Lot
Sheila Brewer, Director, Recreation

ABSENT: David Boyd, Vice-President, ARB
Kaitlin Rupp, Director, Community
Relations

BY INVITATION:

Nancy La Voie, CAMP, CMCA, PCAM, Community Mgr.
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 - March 6, 2019

MOTION: Lindsay Sandor made a motion to approve the March 6, 2019 meeting minutes as published in the April newsletter but with correction that the February Minutes were approved, not March. Linda Marshall seconded the motion and it carried 5 in favor, Martin Heyman abstained.

III. BOARD DEPARTMENT UPDATES

Compliance - Terri Danowski reported:
4 compliance notices were sent in March.

Maintenance - Jon Cole reported:

The new flag pole has been installed. Mowing has started and the ball fields have been prepped. Bids are being obtained for additional common area sidewalk repairs. The shower drain covers have been powder coated to prevent rusting. The tennis court sealing and stripping is being scheduled; there will be four outdoor pickleball courts established with the restriping.

RV Lot - Martin Hehman reported:

There are 2 RV storage spaces left, and one may be taken by a potential new owner who has inquired about RV parking. The new gate operator is working as expected and the pedestrian exist switch has been installed.

Communications - Lindsay Sandor reported:

The Rocketship Advisory Group has met with several outdoor play equipment vendors and is considering multiple options with recommendations to be presented to the Board at the May Board meeting. The goal of the group is to have the Board approve something at the June Meeting which would include funding methods.

Lindsay is continuing to work with Dan Badders, Terri Danowski, Christina Matousek, and Sheila Brewer on Annual Owners Meeting planning, and is on track to have all documents to CMI at least 30 days in advance of the May 14 meeting, for mailing to owners.

The Code of Conduct document is being updated for all future Board member candidates to sign.

The E-newsletter was sent at the beginning of April. The interview with Superior Community Management was broadcast on Facebook Live. Website updates are happening as summer program registrations will be starting. The new newsletter delivery program is ready to go; 3 employees have been hired to deliver the newsletters, and delivery costs will remain close to the original budget.

Lindsay addressed the Board regarding her recent concerns about the nature of articles included in the April 2019 Board newsletter. This topic will be discussed in the Board discussion section of this Board meeting.

Treasurer - Linda Marshall reported:

Linda Marshall reviewed the operating revenue and expenses through the month of February. Cash flow is positive. Linda reminded the Board that comparing the operating actual and budget numbers early in the year is difficult due to seasonal expenses. The cost of repairing existing infrastructure like flag pole, entry monument, and sidewalks will be paid from the Replacement Reserve Account.

continued on Page 11

Draft Minutes -- April 6, 2019 *continued from Page 10*

Recreation - Sheila Brewer reported:

Planning and hiring for the summer season is in full force. Swim registrations start April 15, the pool opens with limited access on May 18. The full schedule of 2019 events has been set and will be published in the May newsletter and posted on the web site.

Architectural Review Board (ARB) - no report.

Community Relations - no report.

IV. OWNER/GUEST CONCERNS AND/OR COMMENTS

An owner addressed the Board expressing appreciation for the community room space for the Community Quilt Group.

An owner addressed the Board regarding the upcoming vote to increase the annual assessment and suggested the Board should determine now what recreation expenses might be reduced if the increase is approved by the owner; to assist owners in determining whether or not they approve the increase. Board members responded that it may be too early to know what the recreation program funding needs will be in the 2019-2020 fiscal year. It was noted that recreational fees for this summer will remain the same as previous years.

An owner addressed the Board regarding the maintenance technician's hours and how they are tracked. The owner also reported that the sign on the tennis courts gate has been vandalized. Owners were requested to submit maintenance questions or requests to the Maintenance Liaison Board Member rather than make reports directly to the maintenance staff.

An owner returned a laptop computer that has been used for the swim team.

The owner who had been assisting the Board getting information regarding restoration of the entry monument sign confirmed she is no longer available to assist in the project. The Board thanked her for all the work she has done to move the restoration project forward.

V. DISCUSSION TOPICS / OTHER BUSINESS

A. New ARB Member:

MOTION: Dan Badders made a motion to appoint David Nase to the Architectural Review Board. The

motion was seconded by Linda Marshall and carried unanimously.

B. Annual Meeting Prep:

Nancy La Voie circulated copies of documents being prepared for mailing to owners regarding the May 14 Annual Owners Meeting. Still pending are a report from the Finance/Budget Committee regarding the proposed annual does increase, an introduction from the Board President, the schedule of events for the evening from the Secretary, final directed proxy document with all confirmed candidates listed.

C. Code of Conduct Policy Review:

Dan Badders led a discussion regarding multiple points contained in the Code of Conduct Policy document. It was noted that all potential Board candidates will be required to sign this prior to being included on the election ballot.

D. Board Newsletter Content Discussion:

Discussion followed regarding setting guidelines for Board newsletter content – what content is appropriate and who makes the final determinations. It was noted that Board members have other avenues of communication – Facebook, The Oracle – for topics that are not official Board business. Consensus was the Board could develop a small group to review questionable content much like the Rec Group convenes if there are questions about a proposed use of the community room.

MOTION: Lindsay Sandor made a motion to limit the content of the May newsletter to Board meeting minutes, annual owners meeting information, the Treasurer's report, and Rec Program information, and to table further discussion about newsletter content to future Board meetings when the entire Board is present. Linda Marshall seconded and the motion carried unanimously.

VI. ADJOURNMENT

MOTION: Terri Danowski made a motion to adjourn at 9:15 pm. Jon Cole seconded, and the meeting was adjourned.

ARCHITECTURAL REVIEW

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Dave Nase

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More information at

OAKHILLSOREGON.COM/ARB

DATES TO REMEMBER

MONTHLY BOARD MEETING

May 1 @ 7 p.m.

Boyd Community Room

ANNUAL HOMEOWNERS MEETING

May 14 @ 7 p.m.

Rec Center Gym

POOL OPEN (LIMITED HOURS) SUMMER POOL PASSES AVAILABLE

May 18

Rec Center Office

More information at
OAKHILLSOREGON.COM

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

ROCKETSHIP PROJECT ADVISORY COMMITTEE

Secretary Lindsay Sandor

lindsayohha@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
Linda Marshall Treasurer	Finance	linda@cmarshallfamily.com
Lindsay Sandor Secretary	Communications, Newsletter, Website, Social Media	lindsayohha@gmail.com
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Jon Cole Director	Maintenance, Facilities, Landscaping	jcoleohha@gmail.com
Terri Danowski Director	Compliance	tdanohha@gmail.com
Martin Hehman Director	RV Lot	martinhohha@gmail.com
Katie Rupp Director	Community Affairs	ksmreilly@hotmail.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

5 p.m. - 7 p.m.

Wednesday

9 a.m. - 11 a.m.

By Appointment

officeOHHA@gmail.com