



HOMEOWNERS ASSOCIATION NEWSLETTER

THE OFFICIAL PUBLICATION OF THE OAK HILLS HOA

NOVEMBER 2019

NEW PAYMENT SYSTEM BEGINS FOR OHHA

BY GERRY REEVE, OHHA TREASURER

Our community management company (CMI) has rolled out a new electronic payment system for all the properties they manage, including Oak Hills. You should have already received information from CMI about this, either by snail mail, email or both. The purpose of this article is to summarize what has changed and what will remain the same.

Remaining the same:

1. Homeowners will receive an invoice annually for full payment of "annual dues" and "special assessment" if you are currently set up in that manner.
2. Annual dues must be paid in full by November 15, per our CC&R's. Monthly payments of the annual dues are not allowed.
3. Special assessments may be paid monthly via the new Click Pay system if a homeowner chooses to do so.
4. Our CMI Community Manager, Nancy LaVoie, is the person to contact if you have questions or problems with your accounts. Her direct phone number is 503-445-1102 and her email is nancyl@communitymgt.com
5. Existing coupon books for monthly payment of the Special Assessment will still be accepted, but ensure you are mailing them to the new address, listed below.

Changes:

1. A new mailing address for all payments is now in effect. The new address is:

**OAK HILLS HOME OWNERS ASSOCIATION
PO BOX 60092
CITY OF INDUSTRY, CA 91716**

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COMMUNITY AFFAIRS

BY ANNE E. HOGAN, OHHA DIRECTOR

Back-to-school time has brought attention to keeping our community warm and safe. As you know, there is the annual Turkey Trot and canned food drive for the Oregon Food Bank coming up on Thanksgiving Day at 8 a.m. at Oak Hills School.

On Oct. 23, from 7 – 9 p.m., the Oak Hills Traffic Team will meet in the Community Room to discuss the next steps in our goals of improving traffic safety and reducing cut-through traffic. All are welcome to attend. If you have any questions, feel free to email ohhacommunity@gmail.com.

HOLIDAY BAZAAR

December 6 and 7

9 a.m. - 5 p.m. both days

Put this event on your calendar now! Come ready to finish all of your holiday shopping and support local artists. Over 25 different vendors will be at the Rec ready to meet your needs at this fun Oak Hills traditional event. Come get a cup of coffee, chat with friends and browse the goods. Drop the kids off at school and come on over or stop by during your lunch break! We look forward to seeing you there!

PRESIDENT'S UPDATE

BY DAN BADDERS, OHHA PRESIDENT

The complexity of managing the Association facilities and staff has increased over the years. This demands more time and effort by all board members. Due to the growing needs and complexities of Oak Hills, the board has been discussing how best to meet current and future demands. Board members spend countless hours trying to make Oak Hills a wonderful place to live, but we have seen the need to make some internal organization changes.

Effective October 1, longtime Recreation Manager **Christina Matousek** has been given a new job title and responsibilities. Her new job title is **General Manager** and she will support all Department Directors and report directly to the board. As the senior staff member, all staff will now be supervised by her as well.

While the job title is new, it recognizes her ongoing support of all departments, outside of her previous Rec Manager duties. In her 6+ years of service to the community, she has demonstrated excellent understanding of the needs of the community and has become a key member of the OHHA management team.

Please join me in welcoming Christina to her new position as General Manager.

New Payment System

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Changes, con'd:

2. Mail sent to the old address will be forwarded for a period of six months during this transition.
3. Using Click Pay for electronic payment may cause additional fees to be charged to your account if you choose payment via credit card. Please review these charges carefully before signing up for the service.

Using Click Pay system is not a requirement. It is simply a new payment method if you chose to use it. CMI is moving their payment systems into the 21st century to give homeowners additional and easier options. It is important to know that this is a payment system only. **Click Pay will not show you an itemized account balance nor will it show you any information of where the charges originated or what those charges are for.** As with any new system, there will be questions and issues. If that occurs, please contact Nancy LaVoie directly.

ARCHITECTURAL REVIEW

BY DAVID BOYD, OHHA VICE PRESIDENT

The ARB currently reviews applications mid-week (Wednesdays) and we respond by the weekend with either approval, denial, or a request for more information on the project. Please send in your application no later than Monday at 5 p.m. to ensure we can review it the same week.

The ARB would like to remind all homeowners to send in applications, found at OAKHILLSOREGON.COM/ARB, for the following improvements:

- Exterior Paint Colors
- Storage Sheds
- Fences (please see ARB website to verify your property line)
- Other Structures
- Exterior Remodels
- Solar Panels
- Concrete Work
- Decks
- Windows
- Siding
- Roofs
- Garage Doors

Many applications need a site plan in addition to the application. These projects include sheds, fences, other structures, remodels, solar, concrete work, decks, and windows. Please provide at least a sketch of your house and property line showing the current area and the work that is to be done.

It has been interesting to note some common areas that bring about a lot of discussion on the ARB committee. Fence heights are one common topic. Our current policy allows 6 foot fencing height, but there are a number of applications for fences requesting a taller height. **What is your opinion on fence height in Oak Hills? Please send any thoughts to my email hdcanboyd@gmail.com.**

MAINTENANCE AND FACILITIES UPDATE

BY JON COLE, OHHA DIRECTOR

LEAF TIME IS HERE

The leaves are beginning to fall and we all need to do our part when cleaning up.

- **Greenspace** – any leaves raked from your trees need to be picked up and disposed of. PLEASE DO NOT rake leaves into piles in the greenspace nor place leaves from your yard into the greenspace. Also please trim any vegetation hanging over your property line into the greenspace to a height of 9' for safety of our maintenance employee who is on a riding mower.

- **Curbside pickup** - you should have received a CleanWater Services flyer listing dates of curbside sweeping as well as the drop off events – Saturday November 16 and December 7 from 8 am – 4 pm at the parking lots of Home Depot (Science Park Drive) and Aloha High School. All info may be found at CLEANWATERSERVICES.ORG. NOTE – this is the FINAL YEAR Clean Water Services will be providing Curbside leaf pick-up. Starting next fall there will be more dates and drop off locations. We will discuss options such as extending the drop box dates at future board meetings.

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COMPLIANCE CORNER

BY TERRI DANOWSKI, OHHA DIRECTOR

CURBSIDE LEAF PICKUP IS IN ITS FINAL YEAR

Take advantage of this service, but please only rake your piles of leaves into the street at the beginning of the scheduled week of pickup. Large leaf piles left in the street for weeks can create dangerous conditions on the roadway for cars, bikes and pedestrians.

FRUIT TREES

If you have trees dropping fruit on the sidewalk or street (or into the greenspace), please keep the fallen fruit picked up and the sidewalks cleaned. Cherry pits and other fruit pits are highly toxic to dogs and dodging the rotting fruit is a messy nuisance for walkers and runners. Likewise, please regularly clean up any fallen fruit from your trees which overhang the greenspace. Rotting fruit attracts scavenger wildlife and rodents, ants, etc.

IT'S NOT THE EASTER BUNNY

We have a rapidly growing population of wild rabbits in Oak Hills and the surrounding natural areas. They may be cute, but **please do not feed the wild rabbits**. They multiply (well... like rabbits!) and become a nuisance population very quickly. More rabbits will bring an increase in coyotes and other wild animals looking for prey... let's not encourage that in our neighborhood.

STASH THAT TRASH

Trash cans and recycling bins should not be visible from the street. Move garbage and recycling containers inside your garage or behind some type of fence, screen or hedge.

SIDEWALKS

Please take action if your sidewalks are uneven, buckling, breaking, growing forests of moss, or otherwise creating a hazard for

pedestrians. Homeowners are liable for damages if anyone is injured on the sidewalk they are responsible for maintaining.

CORNER VISIBILITY

Please remove any obstruction as necessary to 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 at least **2 feet back from the curb, and** the space **clear up to 12 feet** in height.

RVS AND TRAILERS

These vehicles can be parked for **two days** on the street for loading, unloading and cleaning only. It is never permitted to have people dwell in the RV at any time while in the neighborhood.

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

RECREATION ROUND-UP

BY SHEILA BREWER, OHHA DIRECTOR

FALL OFFICE HOURS AT THE REC

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

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

HARVEST PARTY

October 26, 5 - 7 p.m.
Oak Hills Rec Center



	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. (Youth) 5 p.m. (Littles) Gym			
Adult Ki-Aikido (2 hour)			7 p.m. (Adults) Gym			

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.

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.

DROP BOX CLOSURES

The Drop Box will be closed October 31. Please plan accordingly.

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.

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 Political Presidential Candidates for the 2020 election. This is purely a research opportunity and not a debate, as the group will focus on helping each other gather information to support informed decisions. After discussing the Democratic candidates, the discussion will continue with the Republican candidates. 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. All levels of quilters are welcome!

OAK HILLS SQUARES

Monday evenings

6:30 – 8:30 p.m., Gym

The Oak Hills Squares Square Dancing Club meets on Monday evenings at 6:30 p.m. in the gym. The sessions are open to everyone, all ages and abilities are welcome. It is \$5 weekly for homeowners or \$6 for non-homeowners.

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 check us out and have some fun!

HARVEST PARTY

October 26, 5 - 7 p.m., Rec Center

Mark your calendar now for this fun family tradition!

- **Chili Cook-Off:** Bring your best chili to be judged!
- **Pie Contest:** Bring that famous pie of yours!
- Crafts for the kids in the gym
- Space and materials for pumpking decoration
- Hot and cold apple cider
- Light snacks also provided

Chili Cook-Off: Prizes for the winners adjudged to have created the best chili — voted on by your neighbors!

1. First place prize = 2 hour community room rental (\$150 value)
2. Second place prize = 3 hour gym rental (\$90 value)
3. Third place prize = 1 hour gym rental (\$30 value)

Pie Contest: Prizes for the winners — voted on by “professional” pie judges!

1. First place prize = 2 hour community room rental (\$150 value)
2. Second place prize = 3 hour gym rental (\$90 value)
3. Third place prize = 1 hour gym rental (\$30 value)

HOLIDAY BAZAAR

Dec. 6 & 7, 9 a.m. - 4 p.m.

Rec Center and Boyd Community Room

If you are interested in participating in this year's Holiday Bazaar, please email officeohha@gmail.com to request an application. We are already planning for this great Oak Hills tradition! Get your Holiday shopping done early by shopping local and supporting local artists and vendors.

BRICK SALES

We are selling bricks just in time for the holidays! If you are looking for that perfect gift for the hard-to-buy-for person on your list, why not consider a gift to be treasured and lasts a lifetime!

Come on down to the office during office hours to check out pricing and get paperwork:

- \$100 for 4x4
- \$250 for 8x8
- \$1,000 for 12x12

DRAFT BOARD MEETING MINUTES -- Oct. 2, 2019

MINUTES OF THE BOARD OF DIRECTORS MEETING OF THE OAK HILLS HOMEOWNERS ASSOCIATION HELD ON OCTOBER 2, 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
Gerry Reeve, Treasurer
Jon Cole, Director, Maintenance
Sheila Brewer, Director, Recreation
Terri Danowski, Director, Compliance
Jana Carlson, Director, RV Lot
Anne Hogan, Community Affairs

ABSENT:
David Boyd, Vice Present, Architectural Review
Lindsay Sandor, Secretary, Communication

BY INVITATION:
Nancy La Voie, CAMP, CMCA, PCAM, Community Manager
COMMUNITY MANAGEMENT, INC. AAMC

OWNERS: Per sign-in sheet

I. CALL TO ORDER/COMMUNITY ANNOUNCEMENTS

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

II. APPROVAL OF PREVIOUS MEETING MINUTES - September 4, 2019

MOTION: Jon cole made a motion to approve the September 4 meeting minutes as published in the September newsletter. Annie Hogan seconded the motion and it carried unanimously.

III. BOARD DEPARTMENT UPDATES

Community Affairs - Anne Hogan report:

The CPO7 Group met on September 8 and continued discussion regarding the West Union/Springville Road sidewalk Project. Anne met with the volunteers that are re-organizing the Neighborhood Watch program and sent an expectations letters to the registered block captains. The group ins looking to increase the number of block captains, and is meeting again on 10/15. Anne met with a group of residents concerned about traffic safety in the community. The group has set goals of improving safety and reducing through traffic. They will meet again on 10/23 at the Boyd Recreation Center.

Treasurer - Gerry Reeve reported:

The US Bank credit cards have been received and Gerry now has online access to monitor the accounts.

RV Lot - Jana Carlson report:

One RV owner was relocated to a larger spot. Jana will be meeting with Christina and Jarrod to establish a plan for weed control in the lot. This will require RVs to be

moved out of the lot - the association members will be notified, as the RVs will be parked on the streets in Oak Hills.

Recreation - Sheila Brewer reported:

Sheila met with General Manager Christina Matousek to review 2019 rec expenses and to project the funding needs for 2020. They are also working on the 2019 staff reviews and looking at staffing needs for 2020 and reorganization of some of the classes in 2020.

Discussion followed regarding the possible increase in the cost of swim passes and guest passes. Sheila reported that income from rentals of the fields, gyn, ad rec center was higher that expected this year Sheila reminder owners that the Harvest Festival is coming up on October 26 and asked the Board for volunteers to judge the various contests.

Compliance - Terri Danowski reported:

Most of the compliance activities have been face to face meetings with residents. There has been an increase in contractor signage and owners are reminded that contractor signage must be removed immediately upon completion of the project. Terri also reminded residents that fruit dropped from trees needs to be picked up from walkways and the greenway. The Policy Review Committee will resume its work later in the month.

Maintenance - Jon Cole reported:

In preparation for the upcoming budget, additional maintenance costs are being identified, such as carpet cleaning in the rec center. The tires on the tractor were recently replaced and some maintenance equipment has been repaired. There was a small leak in the roof of the maintenance building that was repaired. Small trees have been trimmed and two lights were removed from the tennis courts because they were leaning and deemed hazardous. The soccer fields have been prepared for the season, trees around the tennis courts have been treated for disease, and treatments are being schedule for the lawn areas. Discussion followed regarding the Washington County Curbside Leaf Recycling Program will is scheduled to be discontinued after this year, and whether the drop box program might be extended to the fall next year.

IV. OWNERS' FORUM

- An owner complimented the Treasurer on the recent newsletter articles. The owners also noted that the pool is still open with not many users, doesn't think the cleaning service is doing a good job, reported two broken outlet covers in the game room, and questions the hours worked by the maintenance technician. Director Cole will follow up to ensure repairs are made in a timely manner.

Draft Minutes -- October 2, 2019 *continued from Page 6*

IV. OWNERS' FORUM, con'd

- An owner asked whether the Board has considered having another owner vote to increase the annual assessment prior to the May 2020 Annual Owners meeting. President Badders stated nothing is planned at this time.
- An owner suggested an increase in the pool use fees would be acceptable to many residents who value the facilities.
- An owner questions the reduction in information currently being posted on the web site. It was noted that the Board secretary is currently on a leave, but that the Board is taking steps to resolve the posting delays.

V. DISCUSSION TOPICS / OTHER BUSINESS

A. ClickPay/HOA Fee payment options:

Nancy La Voie gave an overview of the change to ClickPay after US Bank terminated their payment processing center for HOA fee payments. It was noted that annual billing statements will still be sent to owners. An article for the newsletter and web site will be drafted.

B. Drop Box Electronic Document Storage:

Dan Badders requested that Board members make sure the DropBox system is being used as it was intended.

C. Treasurer Report:

Gerry Reeve reported on the new protocol and processes for the new fiscal year. All invoices other than routine utilities are to be forwarded to the Treasurer before being sent to CMI for payment. Gerry will confirm that work is complete and invoice amount is correct. The Treasurer will also direct all general ledger coding changes, such as reclassification of invoices. Directors are asked to send those requests to Gerry, not directly to CMI. Discussion followed regarding capital and replacement reserve expenses; the goal is to project those expenses for the next 3 years, and work toward increasing the replacement reserve balance. Gerry will be providing guidance for all directors in developing budgets or each department in advance of the next board meeting. Discussion followed regarding communication with owners regarding the funding of replacement reserves as required in the association declaration and the impact from the failed HOA fee increase vote.

D. Pending Appeal of ARB Decision

Dan Badders reminded the Board that a decision on the ARB appeal regarding the installation of a fence, will be voted upon at November meeting. Board members were given a copies of the CC&R's and ARB guidelines that pertain to the role and authority of the ARB and appeal process.

VI. NEW BUSINESS

Anne Hogan asked about the monitoring software for the speed sign, and was directed to contact Charlie Marshall.

VII. ADJOURN

MOTION: Terri Danowski made a motion to adjourn at 8:39 pm. The motion was seconded and carried unanimously.

Maintenance Update

continued from Page 3

STREET LIGHTING

Streetlights are maintained by PGE and paid for through a Service District for Lighting assessment on our tax bill. If a street light is not operating you can call 503-846-7623, email lutops@co.washington.or.us, or submit an online service request found on the street light page of the Washington County Land Use and Transportation website. If possible please note the map and pole number found on a metal tag on the light pole.

Maintenance of roadside vegetation blocking light from streetlights is the responsibility of the property owner. Please take a moment to check if you have any trees or vegetation which needs to be trimmed near the lights.

FACILITIES AND MAINTENANCE

We continue to maintain our facilities with all sorts of small projects.

- Carpet cleaning in the Boyd Community Room
- Roof repairs on the maintenance building
- Tree trimming over the same building
- Treating a number of pine trees showing pine beetle infestation
- Removal of two light poles at the tennis courts (due to concerns for safety as they were more than 5 degrees out of plumb. At this time there is no plan for replacement of these lights.

All these items are things we as an HOA need to keep up on for the best long term financial health of our community. If you notice an item needing attention in our neighborhood please feel free to email me at jcoleohha@gmail.com.

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

November 6 @ 7 p.m.
Boyd Community Room

TRAFFIC TEAM MEETING

October 23 @ 7-9 p.m.
Boyd Community Room

HARVEST PARTY

October 26 @ 5 - 7 p.m.
Oak Hills Rec Center

DROP BOX CLOSES

October 31

HOLIDAY BAZAAR

December 6 & 7 @ 9 a.m. - 5 p.m.

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