



HOMEOWNERS ASSOCIATION NEWSLETTER

THE OFFICIAL PUBLICATION OF THE OAK HILLS HOA

OCTOBER 2019

WHO PAYS WHAT? HOMEOWNER DUES, USER FEES AND RENTAL INCOME

BY GERRY REEVE, OHHA TREASURER

In any homeowner association there will always be a discussion of how much of the ongoing cost of the facilities should be paid by the dues from all homeowners, and how much should be paid by fees from those who use the facilities most. This article is an effort to shed some light on where we now stand. We are now 11 months into our current fiscal year and the annualized numbers are starting to be very visible. For purposes of this discussion, I will use the 11-month numbers and assume that the annual numbers (12 months) will be much the same as far as percentages are concerned.

Any set of numbers can be sliced and diced in seemingly endless ways, and some of us get a big kick out of doing that. Here is how I am approaching this. I have removed the revenue and expenses from the 4th of July event. Although this year we will show a very modest loss, the 4th of July event is a one-off event and averages out to break even, so removing it makes sense to the conversation of the overall budget.

continued on Page 2

COMMUNITY AFFAIRS

BY ANNE E. HOGAN, OHHA DIRECTOR

Welcome to Fall! As the days get longer and the rain heads in, this is a gentle reminder that while we trade our flip-flops for rain boots, we need to stay safe in the neighborhood, especially before 9 a.m. and after 6 p.m.

Drivers, that means sticking to the speed limit as a maximum

speed, and being extra-alert for kids headed to school, bike commuters, and the local walkers and joggers.

Walkers, bikers, and kids, while an all-black outfit is definitely slimming and oh-so-fashionable, it also makes you hard to discern from a shadow.

Please consider bright clothing, reflective gear, and maybe even lighted accessories (you'll see me sporting my headlamp as I walk my dogs). Thanks for considering all of this. Here's wishing us all a cozy and safe transition into autumn in the Pacific Northwest.

Brick sales are back!
More on page 7

Who Pays What?

continued from Page 1

Revenue from homeowner dues for the first 11 months is \$281,875. Total revenue for the Association for the same period (minus the 4th of July) is \$415,112. Simple division tells us homeowners are providing 68% of the total revenue for the Association. The important part here is that user fees, pool passes, rentals of our facilities and some other ancillary sources are providing a full 32% of the revenue.

Let's just call it homeowners 2/3 and user fees 1/3.

The question for us to discuss then becomes, is this where we want it? Is it too high, is it too low? There are several attendant issues. For example, when the facilities are being used by renters they cannot be used by homeowners. There is increased traffic and noise from the field rentals, and etc. These are all issues that the board deals with and any constructive input from you as homeowners is well appreciated and thoughtfully considered.

OHHA Community Affairs is holding a Traffic Meeting on Wed., Sept 25 at 7 p.m. in the Community Room to discuss traffic concerns and Ideas. All are welcome to attend.

Questions? Email
ohhacommunity@gmail.com

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

There has been an increase in the number of homes requesting painting. If you do plan to paint, Sherwin Williams and Miller Paint each have a book of pre-approved colors. If you choose a color that is not pre-approved, you will need to either submit a paint chip with your application or paint a swatch on your house for the committee to review.

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.

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)			3 p.m. (Kids) 4 p.m. (Adv.) 5 p.m. (Littles) Gym			
Adult Ki-Aikido (2 hour)			7 - 8 p.m. (ki) 8 - 9 p.m. (aidiko) 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 for the 10 week class.

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.

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.

Recreation Round-Up continued from Page 3

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 will begin another session of beginner classes on Sept. 9. The first hour will be lessons, followed by an hour of mainstream dancing.

Enrollment for the beginner class will run through Sept. 23 and the classes usually take 12 - 14 weeks to reach the mainstream level of dancing.

The classes 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)

DRAFT BOARD MEETING MINUTES -- Sept. 4, 2019

MINUTES OF THE BOARD OF DIRECTORS MEETING OF THE OAK HILLS HOMEOWNERS ASSOCIATION HELD ON SEPTEMBER 4, 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
David Boyd, Vice-President, ARB
Gerry Reeve, Treasurer
Sheila Brewer, Director, Recreation
Jon Cole, Director, Maintenance
Terri Danowski, Director, Compliance
Jana Carlson, Director, RV Lot

ABSENT:
Lindsay Sandor, Secretary, Communication
Annie Hogan, Director, Community Relations

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. BOARD DEPARTMENT UPDATES

Compliance, Terri Danowski reported:

Compliance Activity has slowed over the last month, and there is no additional information from what was published in the last newsletter. Dan Badders reminded owners that compliance is simply living by the rules everyone agreed to when they purchased their homes in Oak Hills.

Architectural Review Board – David Boyd reported:

During the month of July, the ARB reviewed applications for: fences (3), Exterior Painting (8), sheds (2), Siding replacement (1), concrete repair (1), garage door replacement (1). The ARB denied one paint application as it determined the color was too dark; the owner is considering a different

color. In August, they processed applications for: fence (3), Paint (2), concrete repair (2), window replacement (1). The committee has been meeting on Wednesday mornings. Most applications are approved within one week; some applications are still being received incomplete.

RV Lot – Jana Carlson reported:

The lot is full and there is a short wait list. Spaces are being trading depending on the size of the vehicles being stored in order to maximize usage. Jana is hoping to have maintenance assistance in the fall to do a major clean up of weeds. At this time, the Association does not intend to raise usage fees to market rates for RV storage.

Recreation – Sheila Brewer reported:

Sheila reported there is a new pool rental client through the end of the season. The pools will stay open for open swim through the end of September, and the pool will close in October. As the Rec Director, she is looking at ways to reduce operating costs next year, including shortening the season and the operating hours.

Maintenance – Jon Cole reported:

Current focus is mowing, striping the soccer fields, pool house repairs, and some play structure repairs. Jon noted there is one mailbox that is failing but won't be replaced at this time. Bids are being obtained for replacement of the tennis court light fixtures. The fall leaf clean-up will be starting soon; it is still being determined whether the clean up will be done by Sonny's Landscape or in house. Discussion followed regarding maintenance of the landscaping in front of the townhouses.

Community Affairs – Dan Badders reported for Annie Hogan:

September is National Preparedness Month, and, as promised, back to school means Earthquake Preparedness Updates. We want to make sure we as a neighborhood are ready. See the Website for more details. National Night Out on Aug. 4th was a big success – as noted in the Oracle, 12 blocks

continued on Page 6

Draft Minutes -- Sept. 4, 2019 *continued from Page 5*

Community Affairs – Dan Badders for Annie Hogan (continued):

participated. Annie is meeting with two owners next week to discuss plans for 2020 and to try to re-invigorate the Neighborhood Watch program.

Annie attended the CPO 7 Meeting on August 12 and learned the following:

1. West Union Road sidewalk will be extended in the upgrades; no expansion at the current time;
2. According to Land Use and Transportation, nothing in the 5-year plan for the THPRD Trail portion in Oak Hills to be updated;
3. TriMet had information regarding upcoming potential changes, including pairing with Washington County for shuttle bus services to certain areas of northwest Hillsboro, and Ride Connection support for those who do not have access to public transportation. Also announced in 2020, the #48 bus (Cornell and 153rd) would start running every 15 minutes all the way to Hillsboro Transit Center, instead of every 30 minutes. The next CPO 7 meeting is September 9 at 7pm at the Bethany Presbyterian Church; it is an open meeting and everyone is welcome to attend.

Annie has gotten a couple forms complete from the Community Input Forms, she will be reaching out to match people with Directors in their respective areas of interest. She is currently waiting on response from the Maintenance Department regarding an Eagle Scout project and volunteer offers. From the forms, emails and some in-person discussion, residents have reached out about traffic concerns. There is a meeting planned for late September to collect ideas and names of people willing to help with this. In reviewing the Neighborhood Streets Program, it appears there are ideas that can be implemented quickly to improve the traffic concerns in Oak Hills; the date of the meeting will be set and

published in the September newsletter and in the Oracle.

III. OWNERS' FORUM

- An owner brought fruits and vegetables from the Community Garden to share with the Board and meeting attendees; anything not taken tonight will be donated to the local Food Bank.
- An owner requested an email reminder the day of Board meetings and noted a limb on an oak tree that is dead and in danger of falling. Jon Cole will look into this.

IV. DISCUSSION TOPICS / OTHER BUSINESS

A. Homeowner appeal of an ARB decision:

David Boyd began the discussion about the application and installation of a fence in the community. David reported that the owner request and the ARB approved a height variance on one side of the proposed fence where the owner property abuts a non-Oak Hills property. The variance was to install 8' tall fence along this section, with the remainder at the maximum 6' height. The fence as installed is 7' tall on all sides, and extends past the front of the house, which was not on the approved plan. The owner and his neighbor presented information regarding the reduction in street noise provided by the 7' fence and regarding health affects of living on busy streets. The owner also noted that the City of Beaverton requires engineering on fences 8' or taller, and believed the 8' variance was for the entire fence, not just the one side; hence thought the reduction to 7' didn't require additional communication to the ARB. It was also noted that the owner intends to taper the sections that extend past the front of the home to less than the current 7'.

Dan Badders thanked the owner and the ARB; the Board will take the information under advisement with a decision to be made at a future Board meeting (October or November).

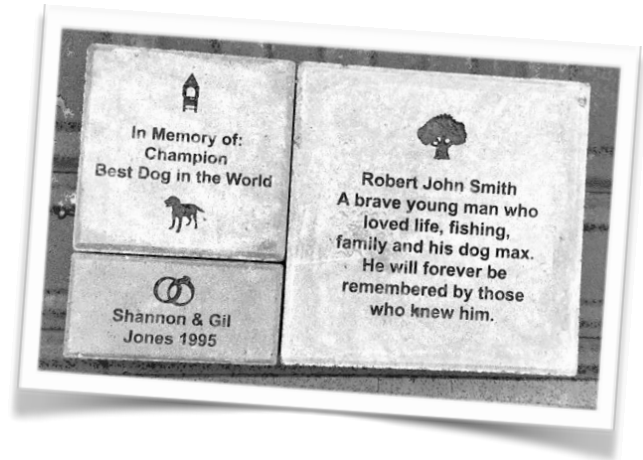
continued on Page 7

BRICK SALES ARE BACK!

BY SHEILA BREWER, OHHA DIRECTOR

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 that lasts a lifetime!

Come on down to the Rec office in the Gym building on Tuesdays from 4 - 6 p.m. or Wednesdays from 9:15 - 11 a.m. to check out pricing and get paperwork!



Draft Minutes -- Sept. 4, 2019 *continued from Page 6*

B. Handling of all OHHA vendor invoicing and proposed new financial/budget format.

Gerry Reeve presented the new vendor application, which will require all vendor invoices to be delivered to the OHHA office, not directly to CMI, so they can be vetted by the appropriate director and the Treasurer before being entered into the AP system. Gerry also presented a sample revised budget/DMR format for the upcoming fiscal year, and a summarized financial report format for the newsletter. Discussion followed regarding the separation of facility management expenses from Rec Program expenses. Gerry asked each director to prepare a capital expense budget for the coming fiscal year.

C. Winter Pool Cover.

Sheila Brewer reported that closing the pool in winter would require purchase of winter covers at an estimated cost of \$20,000 including installation. This will be included in the capital reserve budget for the Rec Department.

V. ADJOURN TO EXECUTIVE SESSION

MOTION: Jana Carlson made a motion to adjourn to executive session to discuss personnel issues. Jon Cole seconded and the motion carried unanimously.

VI. ADJOURNMENT MOTION:

David Boyd made a motion to adjourn at 9:22 pm. Jon Cole seconded, and the meeting was adjourned.

ARCHITECTURAL REVIEW

David Boyd

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Dorthe Bugbee

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Bob Erickson

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Keith Gregory

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Dave Nase

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More information at

OAKHILLSOREGON.COM/ARB

DATES TO REMEMBER

MONTHLY BOARD MEETING

October 2 @ 7 p.m.
Boyd Community Room

TRAFFIC MEETING

September 25 @ 7 p.m.
Boyd Community Room

HARVEST PARTY

October 26 @ 5 - 7 p.m.
Oak Hills Rec Center
Chili Cook-Off & Pie Contest

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

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