



# HOMEOWNERS ASSOCIATION NEWSLETTER

THE OFFICIAL PUBLICATION OF THE OAK HILLS HOA

SEPTEMBER 2019

## FROM THE OHHA PRESIDENT

BY DAN BADDERS, OHHA PRESIDENT

The board is in the process of creating a balanced budget for the 2019 - 20 fiscal year. Each department Director will review expenses and income and recommend what cuts and/or increases they see possible for their department. These recommendations will be discussed in future board meetings.

By Oct. 15, 2019, we expect to have the final revenue and expense data for the current fiscal year, which ends Sept. 30, 2019. Once those final numbers are available to the board, we will decide if cuts in service are necessary and, if so, by how much. In addition, we will look at increasing user fees where appropriate. Unlike this current fiscal year, when we drew upon savings to balance the budget, our goal will be to create a balanced budget.

At the November 2019 board meeting, a finalized budget will be presented to homeowners and voted on

by the full board. Annual cost increases by our suppliers will occur. TV Water District has confirmed a 3.6% rate increase, and I would expect similar increases in gas, insurance, and the CMI management fee, as well as a mandated increase in minimum wages.

I would encourage all homeowners to attend upcoming board meetings to better understand the Association's budget and the financial decisions the board must make this year. We will be transparent to everyone with actual costs and revenues by department. Our financial information is posted to our website at [OAKHILLSOREGON.COM](http://OAKHILLSOREGON.COM), and that will continue.

The **Oak Hills Squares Square Dancing Club** will begin another session of beginner classes on Sept. 9 at 6:30 p.m. in the Gym. If you can't make it on the 9th, then start on the 16th or the 23rd instead! The classes are open to everyone, all ages and abilities are welcome. Oak Hills Squares is a fun and lighthearted group, so come and try out something new!

## COMMUNITY AFFAIRS

BY ANNE E. HOGAN, OHHA DIRECTOR

July and August were exciting months!

Again, thanks to all who volunteered and gave extra donations for the 4th of July festivities. It cannot be done without our volunteers or the added donations!

July also hosted a Blood Drive, with 33 donors donating a total of

35 units of blood (those "double red" are pretty cool!). The next drive is slated for Sun., Dec. 15.

Finally, a big thank you to Jim Dearey for organizing this year's National Night Out (NNO) on Sun., Aug. 4. Thanks to him, there were visits by the SWAT team, multiple Washington County Sheriff's deputies including their outreach specialist and mounted patrol, as

well as Metro EMT. He, Linda Kitchin, and Community Affairs will be working together to revive the Neighborhood Watch and plan for next year's NNO. Email [ohhacommunity@gmail.com](mailto:ohhacommunity@gmail.com) if you are interested in helping out.

Finally, Earthquake Preparedness Tips will join the Community Affairs webpage starting this month. Look for it!

# 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. During the summertime, we receive many applications requesting a quick reply. 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](http://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.

# TREASURER'S UPDATE

*BY GERRY REEVE, OHHA TREASURER*

Like any other organization Oak Hills Home Owners Association makes planned and well-thought-out capital expenditures. A financial purchase is considered a capital expenditure when the item bought (or repaired) has a life expectancy of greater than one year. In the past 12 months we have had several of these projects completed. The new sidewalk on the greenbelt, the refurbishing work on the tennis court, and the remodeling work on some of the Rec Center buildings are all examples of capital expenditures that have been authorized and completed over the past 12 months. The final costs for all of these will be in the range of \$100,000 - \$110,000. To provide some background, our capital expenditures for the last three fiscal years (2017, 2018, and 2019) were \$100,500, \$44,500, and \$100,000 - \$110,000 respectively.

In any organization, and this is typically the case with individuals and families, when there is an unexpected income disruption, the very first financial adjustment is to postpone, or severely reduce, all capital expenditures. If a family had decided that in the coming year it would replace an aging car with a new one, and its income is unexpectedly reduced or eliminated, it would most probably delay purchasing the new car and simply continue driving the old car with the hope that it would continue to function.

In about one month we will be going through our 2019 - 2020 (fiscal year 2020) budget process. I can assure all homeowners that all proposed capital expenditures will be examined very closely. This means there will be some aging pieces of equipment or infrastructure that we will simply have to nurse along. It is not an ideal situation and certainly is not a viable long term financial strategy. If we put off needed capital expenditures for too long there will be a noticeable reduction in the quality of our facilities. But we must be prudent and live within our means.

We are fortunate that, in large part, most of our facilities are currently in good repair. We are hoping that will continue through the coming year.

# COMPLIANCE CORNER

BY TERRI DANOWSKI, OHHA DIRECTOR

## SHIELD GARBAGE AND RECYCLING CONTAINERS FROM VIEW

We still have a large number of homeowners storing garbage and recycling containers which are visible from the street. Please store these inside your garage, behind a fence, or shielded from view by landscaping.

## WEED CONTROL

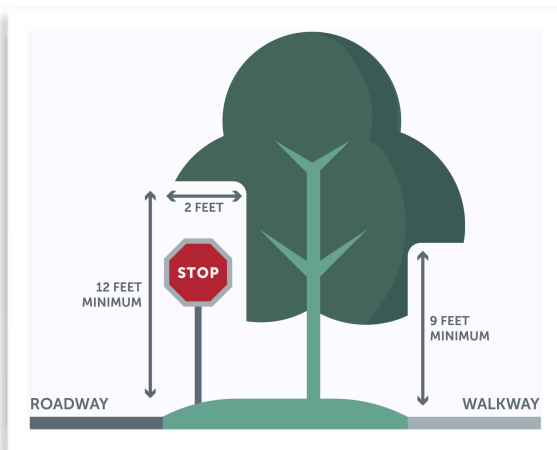
Please keep your yard mowed and weeded, as clover and tall dandelions are not an acceptable ground cover for our neighborhood. We all want our neighborhood to look its best, please do your part to keep Oak Hills beautiful and desirable.

## CONTRACTOR SIGNAGE

Having work done on your home? Contractor signage must be minimal and removed immediately upon completion of work.

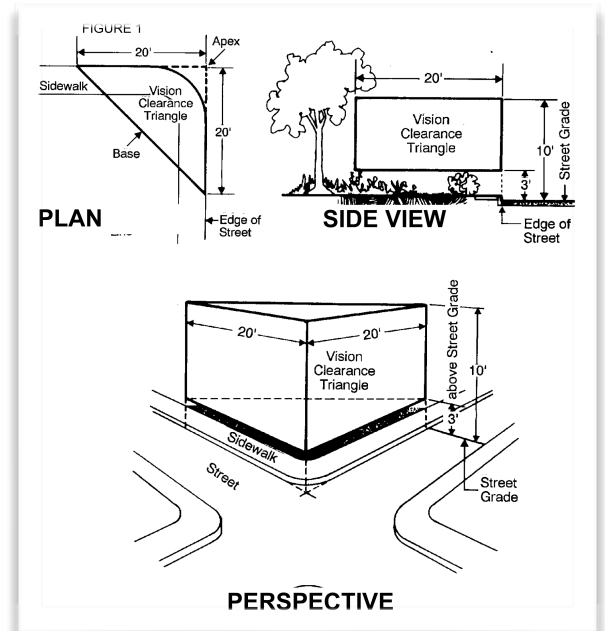
## COUNTY ROADSIDE VEGETATION REGULATIONS

Oak Hills has a lot of vehicular and pedestrian traffic. Safety on sidewalks, near roadways and at intersections is of paramount importance to all of us, whether we are on foot, riding a bike, driving a vehicle, or crossing the street. Washington County imposes limitations on vegetation near sidewalks and roadways, and regulates sight lines for vehicles to ensure safe passage at intersections.



1. **Please trim your landscaping to comply** with Washington County's Roadside Vegetation regulations:
  - All plant material must be trimmed back at least 2' from the curb.
  - Trees need to be trimmed to give 12' of clearance over roadways.
  - Landscaping needs to be trimmed to give 9' of vertical clearance over the full width of the sidewalk. Landscaping should not grow onto or overhang the sidewalk.

2. **If you live on a corner lot**, please trim your landscaping to comply with Intersection Visibility regulations from Washington County:
  - Plants and trees need to be less than 3' high or greater than 10' high within a 20' triangle at any street intersection.



# RECREATION ROUND-UP

BY SHEILA BREWER, OHHA DIRECTOR

## OFFICE HOURS AT THE REC

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

- Monday - Friday, 11:30 a.m. - 9 p.m.
- Saturday - Sunday, Noon - 9 p.m.
- Or by appointment, please email [officeohha@gmail.com](mailto:officeohha@gmail.com).

## LABOR DAY POTLUCK

**Sept. 2, 6 - 8 p.m.**  
**Oak Hills Picnic Area**



	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 p.m. Gym					
Basketball (2 hours) FREE		7 p.m. (men's) Gym				
Youth Ki-Aikido (1 hour)			2:30 p.m. (Kids) 3:45 p.m. (Adv.) 5:00 p.m. (Littles) Gym			
Adult Ki-Aikido (1 hour)			7 - 8 p.m. (ki) 8 - 9 p.m. (aidiko) Gym			

## FITNESS CLASSES

Information online on the Community Events calendar at [OAKHILLSOREGON.COM/FITNESS](http://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](http://BEAVERTONKI.ORG) for more information and to register for a class. All Oak Hills Homeowners receive a discounted price for the 10 week class.

### 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!

# 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](mailto: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](mailto: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!

## ODDS AND ENDS GARAGE SALE - IN THE ODD YEARS September 6 & 7

Do you have any odds and ends lying around? Enough for a garage sale? Well, start going through things now because you have time to get ready! Signing up for the all-neighborhood garage sale is free. You can either sign up through your jackrabbit account online or at the pool office during open hours. We take out the ad and you get rid of your stuff.

Do you only have a few items? We have 16 tables at the Rec Center to rent on **Saturday only**. For \$10 you can set-up your stuff in the parking lot of the Rec and sell with friends! Email [oakhillsrec@gmail.com](mailto:oakhillsrec@gmail.com) to reserve a spot.

## LABOR DAY POTLUCK

### September 2, 6 - 8 p.m., Picnic Area

Coming back on Labor Day from a weekend of fun? Or staying in the neighborhood for the weekend? Either way, Join us at the Rec for a potluck dinner! This will be the last day of regular pool hours as school starts the very next day!

## 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](http://oakhillsoregon.com/rent).

## HOURS OF POOL AUGUST 17 - SEPTEMBER 2

### Monday - Friday

5 - 8 a.m.	Adult Lap Swim (over 18 only - NO GUARD)
8 - 10 a.m.	Pool Rental (until August 27)
Noon - 9 p.m.	Open Swim (guarded)

### Saturday - Sunday

5 - 11 a.m.	Adult Lap Swim (over 18 only - NO GUARD)
11 a.m. - 9 p.m.	Open Swim (guarded)

## HOURS OF POOL SEPTEMBER 3 - 29

### 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)
10:30 a.m. - Noon	Swim Lessons
1 - 3:30 p.m.	Adult Lap Swim (over 18 only - NO GUARD)
3:30 - 6:30 p.m.	Open Swim (guarded)
5:30 - 6:30 p.m.	Swim Lessons
6:30 - 8:30 p.m.	Pool Rental

### Saturday - Sunday

5 a.m. - 1 p.m.	Adult Lap Swim (over 18 only - NO GUARD)
1 - 6 p.m.	Open Swim (guarded)
6 - 9 p.m.	Adult Lap Swim (over 18 only - NO GUARD)

# DRAFT BOARD MEETING MINUTES -- Aug. 7, 2019

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

**PRESENT:** Dan Badders, President  
Sheila Brewer, Director, Recreation  
Annie Hogan, Director, Community Affairs  
Jana Carlson, Director, RV Lot

**ABSENT:** David Boyd, Vice-President, ARB  
Lindsay Sandor, Secretary,  
Communication  
Gerry Reeve, Treasurer  
Jon Cole, Director, Maintenance  
Terri Danowski, Director, Compliance

**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**

**THERE WAS NOT A QUORUM OF DIRECTORS  
PRESENT AND THEREFORE NO BUSINESS WAS  
CONDUCTED AT THIS MEETING. THESE NOTES ARE  
STRICTLY INFORMATIONAL.**

**II. BOARD DEPARTMENT UPDATES**

**RV Lot – Jana Carlson reported:**

Jarrod has been successful using non-chemical weed eradication methods, and will continue to spray in the RV lot and around the fence as time allows.

**Community Affairs – Annie Hogan reported:**

The Blood drive on July 26 was successful. The goal was to collect 40 pints, they collected 35, and there were nine first time donors. The next drive is planned for December 15, 2019. National Night Out was August 4, 2019. 13 street hosted events, some included residents on other streets. There are now two volunteers to spearhead the Neighborhood Watch program. Annie is still working with an Eagle Scout candidate on developing a perma-scape project somewhere in the community. There will be Emergency Preparedness updates posted on the web

site. Annie will attend the CPO 7 meeting on Aug. 12 regarding the West Union sidewalk project and future TriMet service planning.

**Recreation - Sheila Brewer reported:**

The 4<sup>th</sup> of July event was successful; the final total of donations is still being calculated, and some owner donations are still being received via the web site. The summer programs are winding down; swim lessons are finished, and the last swim team meet is coming up. The Rec team is continuing to train lifeguard about the pool rules, for better enforcement. Pool use data is being collected to make staffing decisions for upcoming fiscal years. The new general manager job description is still being developed, in order to clearly define the position. It is expected there will be a job description recommendation for the Board to consider at an upcoming meeting.

**Compliance – Dan Badders reported on behalf of  
Terri Danowski:**

The month of July was busy, with 7 - 10 initial contacts; 10 first letters sent; 2 second notices sent; 1 third notice sent; and 1 fine. We are seeing a resurgence in the number of trash/recycle bins being stored in view of the street. Containers should be put out the night before, and returned to storage out of view from the street on the day of collection. RVs and boats can be parked a maximum of 48 hours with NO ONE permitted to stay inside, even when stored on the driveway.

**President's Update – No Report.**

**III. OWNER/GUEST CONCERNS AND/OR  
COMMENTS**

- An owner addressed the Board regarding her ongoing concerns about owners clearing the common areas and leaving piles of debris for the maintenance or landscape team to remove.
- An owner commented on the process for collecting 4<sup>th</sup> of July contributions, and discussion followed regarding ways to insure that everyone who attends has an opportunity to make a donation.
- Owner noted that the lights around the Rec Center come on very early, and that residents are not turning off the Tennis Court lights when done playing.

*continued on Page 7*

# MAINTENANCE UPDATE

**BY JON COLE, OHHA DIRECTOR**

The greenspace is one of our wonderful assets in Oak Hills, and as such we need to keep it looking nice for all to enjoy. The first foot outside your property line and into the greenspace is to be maintained by each homeowner; if you have vegetation which is rooted within your yard and extends into the greenspace please keep it pruned above 9' and not more than 1' past the property line. We realize there are plenty of homes which have planted substantial vegetation just off their property line and within the greenspace (i.e.: arborvitae

and shrubs). If you have such plantings it is only fair to all homeowners that you maintain them. All debris from this maintenance needs to be disposed of by each homeowner.

The question has been posed as to why we mow the greenspace along the BPA powerlines and not let the BPA maintain it? The answer is that we would prefer to have this section mowed like all other grass areas in the greenway, rather than have a field of tall grass and weeds

because the BPA will not mow as we do.

Please turn off the lights as you exit the tennis courts if you are the last one there. The lights have an on/off switch and are also set to turn off at 11 p.m. Thank you for your help with this item.

The drop boxes continue to remain open for yard debris. If you have not purchased a pass (\$20) you may do so at the Rec Center during office hours.

## Draft Minutes -- August 7, 2019 *continued from Page 6*

### **VI. DISCUSSION TOPICS / OTHER BUSINESS**

#### **A. Traffic and Speeding:**

Discussion followed regarding vehicles observed speeding on Oak Hills streets, and what actions the association could take to have the county install speed mitigation (speed humps, traffic circles). Sheila Brewer noted there is a group, Slow Down Oak Hills, that has done considerable research. Annie Hogan will reach out to them for information, and will continue investigating what can be done.

#### **B. Budget Process**

Dan Badders requested that in September, each department director review where budget cuts can be made – possible savings or reduction of unspent

funds and asked all department directors with budgeted revenue to review ways to increase that revenue. Last, he asked that the department directors make recommendations for funding the replacement reserves associated with their department. Going forward, he expects the entire Board to make decisions regarding user fees for services. Dan noted that the year end financial report will be received by the Board by October 15, and the November Board meeting will be to review and approve the new budget.

### **V. ADJOURNMENT**

The meeting ended at 8:21 pm.

## 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](http://OAKHILLSOREGON.COM/ARB)

## DATES TO REMEMBER

### MONTHLY BOARD MEETING

September 4 @ 7 p.m.  
Boyd Community Room

### LABOR DAY POTLUCK

September 2 @ 6 - 8 p.m.  
Oak Hills Rec Picnic Area

### ODDS & ENDS GARAGE SALE

September 6 & 7  
All-Neighborhood both days  
Rec parking lot Saturday only

[OAKHILLSOREGON.COM](http://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	<a href="mailto:oakhillshoapresident@gmail.com">oakhillshoapresident@gmail.com</a>
David Boyd Vice President	Architectural Review, Security, Key Fob	<a href="mailto:hdcanboyd@gmail.com">hdcanboyd@gmail.com</a>
Gerry Reeve Treasurer	Finance	<a href="mailto:ohhacfo@gmail.com">ohhacfo@gmail.com</a>
Lindsay Sandor Secretary	Communications, Newsletter, Website, Social Media	<a href="mailto:lindsayohha@gmail.com">lindsayohha@gmail.com</a>
Sheila Brewer Director	Recreation, Pool, Fitness, Events	<a href="mailto:sheilaohha@gmail.com">sheilaohha@gmail.com</a>
Jana Carlson Director	RV Lot	<a href="mailto:rvlotohha@gmail.com">rvlotohha@gmail.com</a>
Jon Cole Director	Maintenance, Facilities, Landscaping	<a href="mailto:jcoleohha@gmail.com">jcoleohha@gmail.com</a>
Terri Danowski Director	Compliance	<a href="mailto:tdanohha@gmail.com">tdanohha@gmail.com</a>
Annie Hogan Director	Community Affairs	<a href="mailto:ohhacommunity@gmail.com">ohhacommunity@gmail.com</a>

**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](http://OAKHILLSOREGON.COM)

[HISTORICOAKHILLS@GMAIL.COM](mailto:HISTORICOAKHILLS@GMAIL.COM)

FIND US ON 

### OFFICE HOURS

at the Recreation Center Gym Office

**Mon. - Fri.**

11:30 a.m. - 9 p.m.

**Sat. & Sun.**

12 p.m. - 9 p.m.

**By Appointment**

*officeOHHA@gmail.com*