



Oak Hills Home Owners Association News

October 2011

www.oak-hills.net

Notes from the President

by Linda Kitchin, OHHA President

Fall is upon us, and for the Oak Hills Homeowners Association Board that means approving a new budget for the upcoming year. Many thanks need to go to our Treasurer, Dan Smith, for all his hard work of putting it all together and then explaining it to the rest of us.

We have been discussing not only how to continue to maintain Oak Hills to such a high standard and stay within our means, but also how to continue to make improvements. We are currently discussing ideas for 2012, and then we will move on to a longer-term plan that involves making additional improvements to the Rec Center.

These discussions take place alongside discussions concerning the Reserve Fund we have as well as the items estimated each year that may need to be replaced. This year that includes a new mower and the possibility of resurfacing the pool deck and all that that would entail. There will be much discussion about this as we continue to research our options.

This month the Board members have also been working hard on going through the 160-page document from the RDR Review committee. Thanks to Myra Lee and all the other committee members for their dedication and hard work in putting this together. It includes the recommendations

from the committee of changes to make to the CC&Rs and the Bylaws. Our homework has been to go through the document and then we will meet on Tuesday, October 11 to go over it as a Board. Further meetings with the Board and the Review committee will follow before the final recommendations are handed over for a legal review. We can then begin to plan on presenting the recommendations to homeowners for a final vote.

The October 11 meeting is a change of date for our usual "work party" Board meeting held on the third Thursday. It is open to all homeowners and will be held at 7 p.m. at the Oak Hills Church.

Sign Up for OHHA Email List and Facebook

by Michelle Schnoor, OHHA Director

Oak Hills is truly a unique community with a lot of incredible things taking place on any given day. Yet, sometimes it's difficult to get the word out about these incredible newsworthy things. If you'd like to know more about what is happening in our wonderful community, please sign up to receive our email newsletters. These emails will provide you with information regarding community events, meeting notices, external affairs updates, emergency

alerts and other important neighborhood communication. We promise we won't spam you as our goal is to only send a couple of emails a month. And we promise to only send you the important stuff.

If you'd like to receive these emails, please subscribe by signing up here: <http://eepurl.com/fwgPc>

At any time you can choose to unsubscribe from this list. Please

know we will never sell or share your personal information with another party. If you have any questions, comments or concerns, please direct them to: ohhacommunityrelations@gmail.com.

We are also striving to build a community online via Facebook. If you'd like to become a part of this community, please look for us on Facebook under "the Official Oak Hills HOA Community".

2012 Budget Planning Update

by Dan Smith, OHHA Vice President and Treasurer

There has been quite a bit of work on the 2011-2012 budget this month because the Board is looking at several changes to take effect next year. I would like to outline some of these issues so that you can see what is being planned. There is still time for homeowners to provide their input either by contacting a Board member or by attending a Board Meeting.

Facility improvements: All basic repairs are covered by our maintenance reserves, but it has only been in the last couple of years that we have dedicated money to actually improving the facilities. Among the improvements added during the past couple of years are the rebuilding of the baseball field and the installation of a decent lighting system in the Rec Center. We are looking at increasing funding for improvements in the next year and we are looking at the right amount and the best funding mechanism. Among the options to be looked at are a modernization of the Rec Center floor to make it useful for multiple purposes, improvements

to the playground, and more pool and Rec Center furniture.

RV lot fee changes: There will be changes to the RV Lot pricing. Fees will be based on the size of the space. For some people this will mean a decrease and for others an increase. Overall, there will be a net increase in fees collected, and the plan is devote this increase to facility improvements.

Legal fees: For the past year a committee has been studying changes to the CC&R's. A proposal has now been sent to the Board for review. Depending on the proposals that are approved for further review or submittal to homeowners for vote, there will be attorney's fees to ensure that the language is correct and that the proposals themselves are in accordance with homeowners' association laws. This could mean a substantial increase in our budgeted amount for legal services next year.

Recreation: There are several changes being proposed for the recreation programs. Among the issues is a reevaluation of the job

requirements for the Recreation Director and for the lifeguards. There is also a proposal to hire a tennis instructor.

Recreation fees: The recreation fee structure is being reviewed to see if the fees are appropriate. There is some discussion about increasing some recreation fees to help pay for facility improvements.

Reserve requirements: We will be required to increase the amount we set aside this year for our maintenance reserve. This amount increases each year to account for inflation and our aging facilities.

Drop box: The plan is to continue to fund the drop box at the same level. This will likely mean that there will need to be some administrative changes to further curtail abuse so that we can stay within the budget.

There is much work yet to be done on the budget for next year. Please contact Dan Smith at 503-690-7597 or dan@comsmiths.com if you have any questions or comments.

Oak Hills Rec: Summer's Over But the Fun Is Not

by Dave Busby, OHHA Director

Just because the pool is closed for the summer, doesn't mean the recreation facilities become a ghost-town...O NO! Not in Oak Hills! There is a gym to rent, Halloween festivities, a holiday

boutique, Christmas carols, play time in the gym, a playground inviting the kids, and I know of another chef's challenge and food drive coming our way. Oak Hills provides fun for all seasons. Keep

watching the newsletters for upcoming event schedules.

Want to use the Rec facilities during the off-season? Contact Doug at 503-645-4303 or oakhillsrec@aol.com.

Minor Betterment Sidewalk Plan Modified

by Elizabeth Chapin, OHHA Director

At the request of the OHHA Board, Tom Watkins, Senior Engineer for Washington County's Land Use and Planning Dept., came to the September Board meeting to discuss the sidewalk that the County is scheduled to build near the entrance to Oak Hills at Cornell Rd, down the east side of NW 153rd St., to the "1st" Arcadia intersection, stopping at the bus stop.

The project is being funded by Washington County's Minor Betterment Projects (MBP) program. Accompanying him was Victoria Saagen, who handles public relations for the County. They explained the MBP program, took questions from both the Board and the community, and listened to concerns regarding the project.

While the MBP program started five years ago, it is just now

coming into its own. The sidewalk installation along NW 143rd St. this past summer was funded through this program, and seven projects in addition to the Oak Hills project are on the schedule for this fiscal year. It is a separate program from that funding the Bethany Blvd. expansion. The program is designed to help fund small projects that focus generally on walking and biking connectivity and safety, or to supplement routine maintenance and capital improvements.

Mr. Watkins said that they did not know who had nominated the Oak Hills project. The project was proposed about five years ago, when the MBP was just starting, and record keeping at that time was not as thorough as it is today. Originally the project was to go to the "2nd" Arcadia entrance, but at the request of the OHHA Board and

in consideration of the Historic District proposal, they scaled the project back.

Questions arose about moving the bus stop, so that the sidewalk would not be as necessary. Moving the bus stop is an issue for TriMet, not Washington County, but Director Kitchin has inquired of TriMet about this possibility. Kitchin reported that according to TriMet, not all buses that enter Oak Hills from NW 153rd pass the Cornell Rd. westbound bus turnout, instead coming from the east on Cornell. Adding a cross walk was also suggested as a replacement for the sidewalk, but feedback was that most people would not be willing to cross the street three times when they could simply walk down the side of the road. Others attending the meeting said that they would like to have

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Internal Affairs: Sidewalk Maintenance

by Brad Buchholz, OHHA Director

Reminder: Homeowners are responsible for the maintenance of the sidewalks on their property. It has come to my attention that several tripping incidents on uneven sidewalks have resulted in injuries in the past several months. I encourage all homeowners to evaluate their sidewalks for this risk, especially with the daylight hours growing shorter. According to Washington County, there is a 1/4-inch limit on a rise in the

sidewalk, and the county will send out a 30-day warning letter for repairs to be done if a complaint is sent in to them. A \$36 sidewalk permit is also required from the County before repairs are done.

Request: I am asking for ideas from homeowners for additional positive ways that we could support and encourage the maintenance of our yards and houses, a greater utilization of

the architectural review process, and direct communication between neighbors when conflicts arise. Home of the month, the drop box, postings to the OHHA website and articles in the board newsletter are all examples of tools we use for this purpose. Please e-mail your ideas to me at buchholz.brad@gmail.com, give them to any Board member, or mail them to me at 15200 NW Perimeter Dr. Thank you for your participation.

Approved Minutes:

Oak Hills Home Owners Association Meeting -- August 18, 2011

MINUTES OF THE BOARD OF DIRECTORS' MEETING AND EXECUTIVE SESSION OF THE OAK HILLS HOMEOWNERS' ASSOCIATION HELD ON AUGUST 18th, 2011 AT THE OAK HILLS CHRISTIAN REFORMED CHURCH, FIRESIDE ROOM, 2815 NW FOREST AVENUE, BEAVERTON, OREGON AT 7:00 PM.

PRESENT: Mrs. Linda Kitchin, President
Mr. Dan Smith, Vice President/Treasurer
Mrs. Sara Bourne, Secretary
Mrs. Michelle Schnoor, Director
Mr. Brad Buchholz, Director
Mr. Jim Erzen, Director
Mr. Joe Welsh, Director
Mr. David Busby, Director
Mrs. Elizabeth Chapin, Director

ABSENT: None

Owners as listed on the sign-in sheet.

I. CALL TO ORDER

The meeting was called to order at 7:10 pm by President Kitchin.

II. COMMENT FROM HOMEOWNERS

Mary Lou Shields reported that here are some garage doors installed on Oak Hills Dr./Perimeter Dr. that have a design that she feels are inconsistent with the mid-century look and feel of the neighborhood.

Darla Castagno reported that per the focus group meeting on Bethany Blvd, It is confirmed that Oak Hills will be responsible for any maintenance on Bethany Blvd after the first year of installation.

III. APPROVAL OF MINUTES

AGREED

Motion made by Welsh to approve the minutes from the meeting held on August 3, 2011 with the proposed corrections. Motion carried with Kitchin, Busby and Chapin abstaining.

IV. RDR REVIEW SURVEY

A summary of survey results were presented by RDR Review Committee Chair, Myra Lee.

The following next steps are agreed upon by the Board and RDR Review Chair:

1. RDR Review Survey Results Presentation will be published on Oak-Hills.net
2. RDR Review Committee will complete draft recommendations
3. Draft recommendations sent to Board prior to September 7th Board Meeting
4. Full draft recommendations presented at September 7th Board Meeting
5. Board approves recommendations
6. Board to vote on the scope of the RDR Review committee after the original 9/7/11 deliverable
7. Recommendations sent to Attorney for legal review
8. Board reviews and approves final recommendations
9. RDR Review Committee creates voting ballot
10. Ballot is approved by the Board
11. Two or more town halls scheduled to inform homeowners of recommended changes and answer questions
12. Homeowners vote on changes to the RDR/CC&R's
13. Results are announced
14. Policy & Procedure documents are created based on the approved changes to RDR/CC&R's

AGREED

- Board and RDR Review Committee agreed to the steps listed above.
- RDR Review Committee will draft a disclaimer stating that these are the conclusions of the RDR Review Committee alone and do not reflect the views of the Oak Hills HOA Board.
- RDR Review Survey Presentation will be published to the Oak Hills website including Conclusions and Summary Comments. Full set of comments will remain as official Oak Hills documentation, however will not be posted to the website to protect privacy.

V. RV LOT

Chapin asked for the Boards direction regarding enforcement of some of the existing rules and impact of new, proposed rules.

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Approved Minutes:

Oak Hills Home Owners Association Meeting -- August 23, 2011

MINUTES OF THE BOARD OF DIRECTORS' MEETING OF THE OAK HILLS HOME-OWNERS' ASSOCIATION HELD ON AUGUST 23rd, 2011 AT THE OAK HILLS CHRISTIAN REFORMED CHURCH, FIRE-SIDE ROOM, 2815 NW FOREST AVENUE, BEAVERTON, OREGON AT 7:00 PM.

PRESENT: Mrs. Linda Kitchin, President
Mr. Dan Smith, Vice President/Treasurer
Mrs. Sara Bourne, Secretary
Mrs. Michelle Schnoor, Director
Mr. Brad Buchholz, Director
Mr. Jim Erzen, Director
Mr. David Busby, Director
Mrs. Elizabeth Chapin, Director

ABSENT: Mr. Joe Welsh, Director

No homeowners in attendance.

I. CALL TO ORDER

The meeting was called to order at 7:08 pm by President Kitchin.

II. 2011/2012 BUDGET PLANNING

The Board discussed status of the 2011 Budget, and assessed where changes may be necessary in the 2011/2012 Budget. Discussion revolved around items currently planned for in the Reserve Study and possible allocation of dollars within the Capital Improvement Fund.

No motions were made.

III. ADJOURNMENT

The meeting was adjourned at 9:22pm.

August 18, 2011 Meeting Minutes *continued from OHHA Page 4*

AGREED

The Board supports Chapin's recommendation to apply a new rate structure based on square footage. Chapin will present a recommendation at the next Board meeting for rate structure and how to handle the number of allocated RV spaces per residential lot in Oak Hills.

VI. NEWSLETTER

The Board discussed content for the September Board Newsletter and assigned articles to each Director.

VII. 2011/2012 BUDGET PLANNING

AGREED

The Board will hold a special meeting Tuesday August 23rd to discuss budgeting for fiscal year 2011/2012. The public is invited to attend. Notice will be posted to the front entry sign and website.

VIII. NEXT MEETING AGENDA

The following two agenda items are postponed until there is room on a future agenda. A) Policy on content of Minutes, and B) the need for Monthly vs. bi-Monthly meetings.

IX. SPEED SIGN

Director Schnoor reported that two speed display signs and four anchors will be installed and operable before the start of school. The remaining two display signs will arrive at a later date to be determined.

X. OAK HILLS YARD SALE

The first annual Oak Hills Community Garage Sale will be held September 9th and 10th. All residents are invited to participate. The sale will be promoted via craigslist and signage.

XI. EXECUTIVE SESSION - PERSONELLE ISSUES

Bourne moved that the Board adjourn to Executive Session. Motion passes.

XII. ADJOURNMENT

The meeting was adjourned at 9:25pm.

EXECUTIVE SESSION BOARD MEETING – PERSONNEL ISSUES

A meeting of Executive Session was convened. The Session was called to order at 9:30 pm and adjourned at 9:50 pm.

Approved Minutes:

Oak Hills Home Owners Association Meeting -- September 7, 2011

MINUTES OF THE BOARD OF DIRECTORS' MEETING AND EXECUTIVE SESSION OF THE OAK HILLS HOMEOWNERS' ASSOCIATION HELD ON SEPTEMBER 7TH, 2011 AT THE OAK HILLS CHRISTIAN REFORMED CHURCH, FIRESIDE ROOM, 2815 NW FOREST AVENUE, BEAVERTON, OREGON AT 7:00 PM.

PRESENT: Mrs. Linda Kitchin, President
Mr. Dan Smith, Vice President/Treasurer
Mrs. Sara Bourne, Secretary
Mr. Brad Buchholz, Director
Mr. David Busby, Director
Mrs. Elizabeth Chapin, Director
Mr. Jim Erzen, Director
Mrs. Michelle Schnoor, Director
Mr. Joe Welsh, Director

BY INVITATION: Mr. Todd Watkins, P.E. Senior Engineer

LAND USE & TRANSPORTATION, WASHINGTON COUNTY

Mrs. Diane Wood, Community Manager CMCA, AMS, PCAM

COMMUNITY MANAGEMENT, INC. AAMC

Owners as listed on the sign-in sheet.

I. CALL TO ORDER

President Kitchin called the meeting to order at 7:02 pm.

II. BETTERMENT FUND - 153RD AVE – Todd Watkins

Special Guest, Todd Watkins attended the Board Meeting to respond to inquiries regarding the purpose of the betterment improvement at the corner of 153rd and Cornell. The purpose of the program is to offer opportunities to Washington County residents that create solutions to safety issues and are minor in nature. In particular, the above noted improvement connects the sidewalk from Cornell to 153rd and provides a safe area to the Bus Stop. Discussion followed regarding the process as to whether or not TRIMET is consulted; if residents

were given notice and opportunity for comments; if the County is responsible for damages made to OHHA property, etc. V

III. COMMENTS/ISSUES FROM HOMEOWNERS

- Homeowner Darla Castagno reported the submission of the Oak Hills Homeowners Association to the State Historic Preservation Office, as a designee on the National Register of Historic Places will not be affected by the taking of 16 homes.
- Mic Cooney said that he and many other youth j-walk at the location of the new sidewalk at the entrance to Cornell, and he feels the sidewalk will increase their safety when j-walking.
- Homeowner Dave Nase stated that Washington County requires homeowners to maintain their sidewalks. He also stated that he is in favor of the sidewalk addition to 153rd.
- Homeowner Mary Lou Shields stated she would write an article for the Oracle that reminds owners to select garage and front doors that conform of the architecture of the OHHA.
- Homeowner Dan McAllaster stated that the Association should fix the sidewalks in Oak Hills and spread the cost over many years if needed. He volunteered to inspect the sidewalks and submit a report to the County. President Kitchin will contact Washington County to determine who is responsible for sidewalk repair.
- Jim Straight asked about weed abatement around the exterior of Oakmont Loop.

IV. RV LOT – ELIZABETH CHAPIN

Chapin reported that OHHA RV Lot fees are 10% to 20% of comparable user fees in commercial units. In addition, it was found to be a rare amenity available in homeowners associations. With that perspective, Chapin recommended the user fee be changed from a flat rate to a price per square foot of space used.

HOMEOWNER COMMENTS

- Lloyd Dilbeck is an RV Lot renter and approves of whatever cost increase the Board decides. His

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concern is the tents that some renters have erected over their units. They are a danger in high winds and could cause damage to other RV's, homes or persons.

- Janet Busby cautioned the Board that an increase in fees could result in more RV's on the street and driveways. This should not be allowed to happen.
- Desiree Baldocci currently rents in the RV Lot and would be in favor of paying 70-80 cents per square foot.
- Dave Nase approves of a cost increase, just so long as it remains less than market rate.

AGREED

Chapin moved to change the user fee from a flat fee to a fee of \$.60 per square foot based on the length of the vehicle. Buchholz seconded the motion, motion carried without objection. Overall, the estimated increase in annual revenue would be from \$12,000.00 to \$16,000.00. This is an estimated increase of \$4,000.

V. APPROVAL OF PREVIOUS MINUTES AGREED

Motion made by Bourne to approve the minutes from the Board Meetings held on August 18th and August 23rd, 2011. Chapin seconded the motion. Motion carried with Joe Welsh abstaining.

VI. FINANCIAL REPORT

Vice President/Treasurer Smith reported the current budget is on track.

CMI Wood presented the collection report dated Sept 1, 2011 as prepared by Vial Fotheringham to the President and Vice President/Treasurer.

VII. COMMITTEE REPORTS

A. Communication – Michelle Schnoor

OHHA Garage Sale is planned for the weekend of September 10th, 2011

Speed Sign (1) has been installed by the school. Solicitation of email registration is almost ready for distribution to homeowners.

A page for the OHHA has been set up on Facebook.

B. Architectural – Joseph Welsh

Continues to contact by phone, owners who

have made improvements but have not complied with the process.

C. Website – Sara Bourne

Minutes, etc. have been posted to the website.

D. Special Events – Linda Kitchin

A claim had been submitted to the Association insurance based on a reported accident in the green space on the 4th of July.

E. Internal Affairs – Brad Buchholz

A noise issue was reported that was in violation of the County quiet hours that end as of 8:00 am.

F. Urban Affairs/RV Lot – Elizabeth Chapin

RV has been parked in the Lot under an assumed name. Director Chapin has requested that the RV be removed from the lot.

G. Maintenance – Jim Erzen (see attached report)

H. Recreation – Dave Busby

The August schedule was filled with a number of special events - a music venue, food collection for the Oregon Food Bank, a chili cook off, movie night, Celtic music, and a potluck.

VIII. RDR REVIEW COMMITTEE – MYRA LEE (SEE ATTACHED)

Lee presented the final Restated Declaration of Restrictions Review Committee Report RDR Committee to the Board for their review. Following the Board's review, Lee requested the draft be submitted to an attorney for legal review. Thus far, Kevin Harker, Vial Fotheringham, LLP had attended a Committee Meeting and given comments.

AGREED

It was agreed that following the Board's approval of the draft document, it would then be legally reviewed. Lee agreed to prepare an RFP for a solicitation of proposals from attorneys for the legal review (to be included– Kevin Harker, Vial Fotheringham LLP and Stark Ackermann, Black Helterline LLP).

RDR Review Report will be discussed at the October "Work Party" Board meeting. The date of this meeting will be moved to accommodate the schedules of ALL Directors. Date to be determined.

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September 7, 2011 Meeting Minutes *continued from OHHA Page 7*

At this meeting, the Directors will discuss which recommendations they plan to approve with no changes, and those that they would like to ask questions of the Sub-Committees. After the October Work Party meeting the Board will schedule a separate special meeting with RDR Review Sub-Committee members. The purpose of this special meeting will be to question specific recommendations and to green-light others. All meetings are open to the public and will be posted via standard communications outlets.

IX. 2011/2012 BUDGET AGREED

Drop Box: Decision to fund the Drop Box in the same way as 2010/2011 budget. The Drop Box will be operated and administered differently, exactly how will be determined at a later date.

Fee increase in the RV Lot will be assigned to the Long-Term Capital Improvement strategy.

The Board will communicate to residents that fees are being raised across the board in order to contribute to a Long-Term Capital Improvement strategy. Capital Improvement strategy will be determined at later date.

At the next meeting, Director Busby will provide a summary of how Recreation fee increase will impact revenue.

IX. ADJOURNMENT

The meeting was adjourned at 9:35pm.

EXECUTIVE SESSION BOARD MEETING – PERSONNEL ISSUES

A meeting of Executive Session was convened. The Session was called to order at 9:40pm and adjourned at 10:23pm.

Minor Betterment Sidewalk, *continued from page 3*

the sidewalk and would use it if it were there.

Comments were also received that the County needs to better handle the dissemination of information, and to inform the community at an earlier time of its plans, even when they are regarded by the County as 'betterments.' Additionally, some felt that there are better uses for Washington County transportation dollars than this small project. The County brought a public relations specialist to the

meeting for just this sort of feedback - since the program is new, they are trying to learn how best to work with the community.

Additional concerns were expressed that the look of the neighborhood entrance will be changed, but according to the State Historic Preservation Office it will not threaten the Oak Hills application process to become a historic district. The architecture of Oak Hills is the primary factor in the application, and they recognize that this type of safety

improvement is a legitimate change to a neighborhood.

After the presentation, the Board discussed the sidewalk further and decided that they would not ask the County to stop the project. The actual date of sidewalk installation is not yet set, but it will happen before July 1, 2012. Prior to the start of construction notices should be sent from the County to those in the vicinity of the construction which will supply additional information.

Don't forget the OHHA Halloween Party on Saturday, October 30 from 2 - 4:30 p.m. in the Rec Center. There will be fun, crafts, games, facepainting and a pumpkin carving contest. Carved pumpkins should be dropped off at the Rec Center from 1 - 2 p.m., with battery-operated lights only (no candles, please!).

RV Lot Pricing System Revamped

by Elizabeth Chapin, OHHA Director

At the September meeting, the OHHA Board listened to residents' remarks, reviewed comments received prior to the meeting, and discussed proposals to revamp the pricing system of the Oak Hills RV Lot.

The current rate is \$120/year per space, with spaces varying in size. If this rate is adjusted into a per-foot rate, the range is from \$0.20 to \$0.80 per linear foot per year, which is about 10%-20% of commercial rates. The majority of vehicles are paying about \$.50 per linear foot per year. Other HOAs charge from 50% to 75% of commercial rates for their RV lots.

The Board decision was to shift to a pricing system, starting for 2012, based on vehicle length, with a price calculated on a flat per ft/ per year rate. The Board approved

a motion made by Director Chapin to set the RV lot rate at \$0.60/year/linear foot of the vehicle. To get an idea of how that translates into an annual fee: a fifteen-foot vehicle would pay \$90/year, and a 35' vehicle would pay \$210/year. This is approximately 20% of commercial rates for all users. Ultimately, a goal for Director Chapin is to shift to a volume system based on the size of the space, not the vehicle. However, additional changes to the set up of the lot will need to take place before this can happen.

Some additional income will be generated by the new system, assuming that the number of vehicles in the lot remains the same. It was agreed that this additional revenue will go into the Capital Improvement Fund.

The Board has tried to balance the needs of both those who use the RV Lot while being responsible to the OHHA community as a whole. For the past six years the RV Lot has added a little over \$60,000 to the General Fund, plus it keeps our streets free of the congestion of the RV's, boats, and trailers that are owned by members of our community. However, the RV Lot is also the one facility in Oak Hills where the use of it is limited to a minority of the residents of the community, while being owned by the whole. The goal is to keep a balance of compensating the entire community for the lot, while keeping the fees reasonable and applying them fairly.

Please contact Elizabeth Chapin at chapin99@gmail.com if you have questions or concerns.

Maintenance Report: New Mower

by Jim Erzen, OHHA Director

New Toro Mower! Oak Hills has purchased a new Toro Groundsmaster 3820-D. The purchase was part of the reserve fund for the capital items such as property and equipment in Oak Hills. Each year as part of our budgeting process we put aside part of the homeowners' dues into the reserve account which is available to replace capital items that need to be repaired or replaced over time. The reserve study creates a long-term schedule of when items will be replaced or repaired and ensures there are sufficient funds in the future. The Groundsmaster is the smaller of our two riding mowers with a 72-inch deck. The existing mower is over 15 years old with

3,900+ hours of use. The mower is used at the Rec Center, condos, along 153rd and Cornell Road. The cost of a new mower is approximately \$24,000.



Tennis court drainage: A new French drain will be installed along

the east side of the tennis courts to reduce flooding on the tennis courts during heavy rains. Resurfacing the tennis courts costs about \$20,000, and standing water on the courts causes the smooth surface to bubble up. Installing the drain will extend the life of the court surface.

A wooden bench has been installed at the playground area under the trees to allow parents to sit in the shade while watching their children play. A number of the smaller pine trees have been removed at the Rec Center since they were being crowded out by larger trees. Now that the pool has closed for the season, the new metal fence will be installed, replacing the old one.

Drop Box Closes, Historic District Update

by Michelle Schnoor, OHHA Director

Drop Box open one last month!

Please note the last day the drop box will be open to Oak Hills residents, for this season, is on Sunday, October 30th.

Historic District status and the Bethany Widening Project.

In the last several weeks, Oak Hills has been discussed in a handful of news articles regarding the possible impact of becoming a Historic District will have on the County project to widen Bethany Boulevard. Recently, Washington County has submitted the forms required for the federal cultural resources review to SHPO (State Historic Preservation Office). These forms are now posted on their Bethany

Boulevard website. You can view those forms, reports here:

The SHPO Oak Hills Report:
http://projects.whpacific.com/_Source/BethanyBlvd/Technical%20Reports/SHPO%20Oak%20Hills%20FOE%20Rpt%202754.pdf

And the SHPO Oak Hills Exhibits:
http://projects.whpacific.com/_Source/BethanyBlvd/Technical%20Reports/SHPO%20Oak%20Hills%20Exhibits.pdf

At this time, it is still difficult to determine what the impact of Oak Hills becoming a Historic District will have on the widening of Bethany Boulevard. Regardless, Darla Castagno

primarily, with the support from other homeowners, will continue to press forward with the application process to achieve this status.

Flyers were delivered to every household this month, but as an additional reminder, SHPO representatives will be in the neighborhood for several Fridays to complete the inventory required for the historic preservation application. They will have identification on them and will not need anything from homeowners to complete this step in the process. While SHPO is in the neighborhood, they will use this time to review the report while looking at the actual locations, rather than just photos of the locations.

Oak Hills Home Owners Association Board of Directors

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Brad Buchholz Director	Internal Affairs	15200 NW Perimeter Drive 503-533-5765	buchholz.brad@gmail.com
Dave Busby Director	Recreation	3010 NW 151st Place 971-244-3288	buzzb1955@gmail.com
Elizabeth Chapin Director	Urban Liaison & RV Lot	503-533-5403	chapin99@gmail.com
Jim Erzen Director	Maintenance	15368 NW Wooded Way 503-758-3847	jim.erzen@us.army.mil
Michelle Schnoor Director	Community Relations	503-758-8306	anothermichelle@gmail.com
Joe Welsh Director	Architectural Review	503-729-8622	joseph.t.welsh@gmail.com

Want to know more? Your source for all things Oak Hills related: www.oak-hills.net