



Oak Hills Home Owners Association News

November 2011

www.oak-hills.net

Notes from the President

by Linda Kitchin, OHHA President

The month of October has seen the Board hold extra meetings so that we can work through the recommendations from the RDR Review Committee on potential changes to our CC&R's. Thanks to the committee for all their hard work in doing the research and putting this together. It is a long and detailed process as we go through each article change and evaluate and discuss that change. As we do this we review the survey results from the homeowners to assess homeowner opinions and how the survey results have been interpreted. We look at changes that could be made by the board in a policy and

procedures amendment, what would be the short and long term effects, how would a certain addition or amendment be enforced by the board. We also bear in mind the total cost of legal fees to bring these changes to the homeowners to vote on. There is a lot to think about and discuss hence the need for additional meetings. Once we have gone through the recommendations and made our changes the Board will meet with the RDR Review Committee to go over them once more before they are sent to an attorney to finalize before they are presented to homeowners for a vote.

Although it is proving to be a long process I have to say that it has been a pleasure working with the Board on this project. Healthy and calm discussions have taken place and decisions have been made that, if not all of us agree on, we are able to stand by the Board decision and move on to the next article. Everyone's opinions are listened to, and, although in some instances they differ greatly, I believe this shows how we are representing the differing views of our neighbors.

So thank you to the HOA Board for all of your hard work and understanding.

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://leepurl.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 for Oak Hills Approved

by Dan Smith, OHHA Vice President and Treasurer

The 2011-2012 Budget for Oak Hills was approved at the October 6 Board Meeting. The budget details are posted on our web site at www.oak-hills.net.

As usual, our revenue is basically the same. We collect our money from assessments, fees and donations. The new fee structure for the RV Lot will result in about \$2,500 in new revenue but other than that we are working with the same amount of money. This is the third budget since the assessment increase in 2009 and gap between our expenses and revenue is closing. Our expenses are not rising rapidly, but they are going up. We expect to maintain the current assessment for another year, but probably in 2013 we will have to see if an increase is needed.

Expenses will be increasing from last year. Some of these things are beyond our control. Our payment to our maintenance reserve will be increasing by \$1,646 from \$44,487 to \$46,133. Taxes are estimated to go up by \$2,000 from \$3,600 to \$5,600.

Some expenses are budgeted to be higher, but it is not clear yet how much will actually need to be paid out. One unknown is the CC&R Review Report, which recommends several changes to our governing documents. Although no decision has been made on what to do with these proposed changes, it was prudent to set some funds aside in case a decision is made to refer these to

homeowners for a vote. \$5,000 was allocated for communication expense and \$12,000 was allocated for attorney's fees. This should be enough to handle the major effort that would be required for a major overhaul of our CC&R's.

One item is going up, but not as much as it might appear. Last year we budgeted \$7,500 for improvements to our facilities. This means actual upgrades, not repairs. We spent only \$2,500 of that amount on a new lighting system for the Rec Center last year and carried \$5,000 into this year. Also, the additional funds collected from the RV Lot are dedicated to improvements. Several proposals are being looked at for including a real floor for the Rec Center, upgrades to the RV Lot, and new equipment.

Additional funds are being allocated to payroll and benefit expenses. Benefit costs for the maintenance staff have gone up to account for increased health care costs. Lifeguard payroll has been increased by \$2,000 to allow the lifeguards to assist with some of the duties performed by the Recreation Director. This frees the Recreation Director to perform other duties.

Water use has turned into a major expense. We are finding unusual year-to-year variation in our late summer water use and we are getting surprising water bills. As a result, we are doing

two things. We have added \$1,900 additional for water and we are undertaking a program to manage our summer water use. Everyone likes green grass in the summer, but we may have to look at the cost to maintain this effort in late August and September.

In a bit of good news, we are continuing our practice of putting some money into a contingency fund. This year, the amount is \$2,500. That is not much, but it ensures that Oak Hills is protected from unexpected expenses or sudden price increases.

Like all budgets this is just a best guess at our expenses for next year, but it provides an important set of guidelines for our priorities for next year. We will continue to focus on maintaining our facilities and landscaping, providing recreation and social programs for all homeowners, and ensuring that the association's legal, insurance and accounting needs are administered properly.

If you have any questions please contact Dan Smith (503-690-7597, dan@comsmiths.com) or any Board member.



Approved Minutes:

Oak Hills Home Owners Association Meeting -- September 15, 2011

MINUTES OF THE BOARD OF DIRECTORS' MEETING AND EXECUTIVE SESSION OF THE OAK HILLS HOMEOWNERS' ASSOCIATION HELD ON SEPTEMBER 15TH, 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
Mr. Jim Erzen, Director
Mrs. Michelle Schnoor, Director
Mr. Joe Welsh, Director

Owners as listed on the sign-in sheet.

I. CALL TO ORDER

President Kitchin called the meeting to order at 7:04 pm.

II. MEETING MINUTES

Bourne recommended a strategy for content of minutes and how to communicate topical information to the community.

AGREED

- Board approves recommendation for short minutes coupled with short articles for each topic of interest.
- Director Bourne will write up an article for future newsletter explaining the change to residents.
- President Kitchin will write a summary each month outlining the key topics the Board is facing in the upcoming month.

III. 2011/2012 BUDGET

Discussion ensued about how to cover increased operating costs for the upcoming fiscal year.

AGREED

- Increase operating cost will come from the general fund, as per the promises made 2 years

ago during dues increase.

- Board will consider raising recreation fees in order to make immediate capital improvements and contribute to a longer-term capital improvement fund.
- Michelle will work with Doug to create a homeowner survey to engage the community in planning for short-term improvements and to test how much people are willing to pay.

IV. 2011/2012 RESERVE BUDGET

The following four items are allocated for in the Reserve Study conducted in 2009.

1. \$27,000 for resurfacing the pool deck. Board has obtained bid for \$20,000 for resurfacing alone. In addition, the following items need to be completed *before* the pool resurfacing. Water pipelines under deck surface, pool lighting and electrical lines, and dive platform standings. In addition, many residents and pool staff have complained about the safety hazard created by the slippery bricks lining the pool edge. If the brick surround is to ever be replaced then it needs to be replaced before resurfacing the entire pool deck surface.
2. \$527 allocated to paint wood fence: New fence to be installed, paint not needed.
3. \$527 for new pool cover: already purchased
4. \$1582 for a new Kiddy pool chlorinator: to be determined.

AGREED

Director Erzen will obtain three competitive quotes with total scope for pool deck modifications. Director Erzen will follow up to determine if the Kiddy pool chlorinator is necessary.

V. 2011/2012 BUDGET – LEGAL & RDR REVIEW

The Board is aware that the RDR Review process will require engagement of a specialized attorney. RDR Review Chair, Myra Lee has created a comprehensive Request for Proposal. The RFP will be sent to four local attorneys for consideration.

continued on OHHA Page 4

Oct. 30 Last Day of Drop Box Until Spring

by Michelle Schnoor, OHHA Director

The drop box will close for homeowner use on Oct. 30. It will reopen in Spring of 2012.

Sept. 15, 2011 Meeting Minutes *continued from OHHA Page 3*

AGREED

- Director Bourne will write cover letter and distribute RFP to four attorneys.
- Director Bourne will work on generating cost for meetings and printing for RDR Review process.

- A budget amount must be set before the Budget can be approved in October.

VI. ADJOURNMENT

The meeting was adjourned at 9:05pm.

Oak Hills Home Owners Association Board of Directors

Linda Kitchin President		2465 NW 145th Avenue 503-466-2149	linda@kitchinonline.com
Dan Smith Vice President/Treasurer		2845 NW 154th Avenue 503-690-7597	dan@comsmiths.com
Sara Elizalde Bourne Secretary	Website	503-789-2048	saraebourne@gmail.com
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