



Oak Hills Home Owners Association News

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www.oak-hills.net

A NEW YEAR IN OAK HILLS

BY DAN SMITH, OHHA PRESIDENT

This is usually a quiet time at Oak Hills. The fall clean up is done and we have at least a month to go until work needs to begin for the 2015 summer recreation schedule. But this year is different with a number of events keeping us busier than usual.

First, the weather has not been good to us this year. The winds have caused problems everywhere. Our flag pole was damaged and the chain was broken and we found out how difficult it is to get a flag pole repaired. We finally located a company to do it and repairs are underway. The sign board at the Rec Center had the plexiglass blown out and this has been repaired and upgraded by Jim Erzen. Yet another loss was the sign announcing our monthly Board Meeting. This sign has been there as long as anyone can remember but it is lost now - presumably somewhere far to the west. If someone finds it, we would be grateful to have it returned.

More serious issues were associated with downed trees and damaged roofs. Trees are down in the greenbelt and along the creek behind the RV Lot. Damage was done to the RV Lot fence and a boat trailer and a neighboring house. The cleanup has been difficult and time consuming. Special equipment will be needed to remove debris across the creek because the fallen tree is simply too big. For the time being we are trying to coordinate the rebuild of the RV Lot fence with the tree removal so that we have better access to the creek. The RV Lot fence was due for replacement in any case. The posts were

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COMMUNITY CENTER RENOVATION UPDATE

BY SARA BOURNE, OHHA VICE PRESIDENT

Back in October the Building Committee, a small group of Board members tasked with the Rec Center project administration, recommended that a series of architecture firms be interviewed before going deeper into technical documentation for the new or improved Oak Hills Community Center. Howells Architecture, LRS Architects and Opsis Architecture were interviewed and provided proposals. The Building Committee has recommended that Oak Hills hire Opsis Architecture to continue with the Community Center design project. Opsis has core expertise in community-based design as well as recreation complex design. They can bring a wealth of experience creating sports and recreation complexes at the heart of communities. In addition to building and complex design, they can also provide strategic leadership to guide Oak Hills through this process and hopefully achieve a successful vote. They will also connect Oak Hills with professional consultants that are an important part of the design and development process. We encourage you to check out their portfolio online at www.opsisarch.com. The Board will vote to approve or deny the proposal from Opsis at the Jan. 7 Board Meeting.

The Building Committee is very pleased with the work completed to date by Howells Architecture, and in particular resident Rebecca Leibowitz. Much of the difficult task of defining the site layout and programming elements has been completed, and we are very well prepared to continue into this next phase. The first thing the new architects will do is review the work completed to date, study the long list of complaints and problems with our existing facility, evaluate our list of priorities, complete a site analysis and then come back to the community with a new recommendation for program and site layout. This recommendation will be presented at a public Town Hall in early February. The purpose of the Town Hall will be to present a concept, and to hear feedback and ideas directly from the community to the architecture firm. This feedback will be

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New Year in Oak Hills *continued from Page 1*

eroding and now we will be able to move the new fence back a bit.

Although Oak Hills property is well insured, we cannot make a claim for any damage. We have comprehensive coverage with limits high enough to cover any major damage but our deductible is \$10,000 and we don't have enough damage to meet this threshold. The Oak Hills fiscal year has just begun and we usually have few expenses in the winter. Most of these unexpected expenses are being absorbed by the maintenance budget and we will just have to work hard to make things balance.

Plans for the rebuilding of the townhomes are underway. All the residents are fine and have shelter. A general contractor has been hired and work should begin soon. It will take a while to complete but hopefully the townhomes will be fully restored in the near future.

The Recreation Center issue is still an active concern. Our first Board meeting of the year on Jan. 7 will include a discussion about hiring a new architectural firm to help the neighborhood decide what to do. Currently we have two initiatives underway. First, there is a committee headed up by David Boyd that is investigating the problems at the Rec Center and attempting to get a baseline cost for what needs to be done to fix it. This is a complex problem with many issues to look at. We know about the electrical problems, the collapsing tunnel to the shower area, issues with the Rec administration building and others. But we are finding that fixing these will lead to new expenses because we will be required to bring things up to current codes as we make any repairs. So, any fixes will lead to the need for new fixes. The good news is that the committee has a number of knowledgeable homeowners with

strong construction backgrounds and we expect to get a full and comprehensive report in the near future. It will be shared with all homeowners in an upcoming newsletter.

A second major initiative is the search for options to replace or upgrade the Rec Center if that is what is eventually decided. Last September we ran a brief survey that showed that those who responded were engaged in the process and were interested in alternatives. But they want costs. The next step is to get some costs attached to designs so that we can have a discussion based on facts. The plan is to get costs for two or three designs and have a discussion with homeowners so that we can get some feedback as to what they actually want. The firm under consideration at the January meeting is Opsis Architecture in Portland. You can visit their web site to see what they have done in the past. This is a very impressive company that has done outstanding work in the past and they have interesting ideas about what can be done at Oak Hills. Opsis visited the neighborhood for a special meeting on Dec. 10, and I think everyone left with a good impression. If hired, this firm would take an active role in helping shape options whether we go with a grand repair or a complete rebuild. I encourage anyone who is interested in this process to attend the Jan. 7 meeting. This is a crucial step that we have to take right and any community input would be welcome.

We hope that in the next month we will have both the baseline cost for repairing our existing Recreation Center infrastructure and a set of alternatives with estimated costs. This will make for interesting reading and a productive discussion. Time continues to tick down on the Rec Center as we are looking at entering another season with the small pool shut down, a

tunnel shored up with wooden beams, and other problems that will make the area increasingly difficult to use. Something needs to be done and a decision needs to be made in the near future.

In other news, we are continuing our efforts to keep standards up in the neighborhood. There are houses that have been problems for a long time, and Linda Marshall and the Compliance Committee have been taking aggressive action. One particularly bad house was finally brought up to a decent standard after we successfully negotiated the needed improvements with the owner. In a second case, we had to take more drastic action. After all attempts at negotiation failed, a crew was brought in to repair the badly damaged landscape. The cost of these repairs will be charged to the owner and, if necessary, a lien will be placed to recover Oak Hills' costs.

These types of problems are pretty rare in Oak Hills, but those in the vicinity of the houses in question know how bad the situation had gotten. We cannot just let homes sit abandoned and ignored. It's not fair to the immediate neighbors or the Oak Hills community. Linda Marshall, Barbara McCann, Manuella, Nicholas, and Nancy Robbins worked with great determination to get these problems solved and we are very grateful for their efforts.

Finally, while it may be winter, the 4th of July is not really that far off. We have just signed the contract for the 2015 fireworks show and we have been assured that this will guarantee that we get the "best stuff," which apparently is a technical term for great effects and large explosions. We bumped the contract up by \$500 this year to ensure that the show stays as impressive as ever.

Best wishes to everyone in 2015.

DRAFT BOARD MEETING MINUTES -- Dec. 3, 2014

MINUTES OF THE BOARD OF DIRECTORS' MEETING OF THE OAK HILLS HOME OWNERS ASSOCIATION HELD ON DECEMBER 3, 2014 AT 7:00 PM, AT THE OAK HILLS CHRISTIAN REFORMED CHURCH, 2800 NW 153RD AVENUE, BEAVERTON, OREGON.

PRESENT: Dan Smith, President
Sara Bourne, Vice-President
Bob Erickson, Treasurer
Sheila Brewer, Director
Linda Marshall, Director
David Boyd, Director
Jim Erzen, Director
Brad Buchholz, Director

ABSENT: Sarah Gauntt, Secretary

BY INVITATION:

Tom La Voie, Community Manager CMCA, CAMP
COMMUNITY MANAGEMENT, INC. AAMC

Owners as listed on the original sign-in sheet.

I. CALL TO ORDER

The meeting was called to order at 7:02 PM by President Dan Smith.

II. HOMEOWNERS COMMENTS/ISSUES

A neighbor of the McFadden house thanked the committee for the progress in cleaning up the landscaping. The black house is also looking a lot better.

An owner asked what the cause of the townhouse fires was. Smith replied that the fire appears to have started due to smoker's carelessness in the garage. The rebuild work will take approximately 9 months and OHHA will offer any help they can give.

Darla Castagno asked about the Turkey Trot and how much had been raised as the proceeds were going to support the townhome owners. The Turkey Trot is run by the Oak Hills PTO.

A question was posed regarding an article on the renovation update. The article stated that the Board decided to get competitive bids. Sara Bourne replied that that this was a decision that was made by the committee and the Board has yet to ratify it.

III. APPROVAL OF PREVIOUS MEETING MINUTES:

The minutes of October 1, 2014 were presented for approval. Jim Erzen made comments about the flag pole. Dan Smith agreed to integrate the changes.

AGREED: Sheila Brewer moved to approve the minutes of the October 1, 2014 meeting, as amended. David Boyd seconded the motion. Bob Erickson abstained. The motion carried without opposition.

IV. TREASURER'S REPORT

Erickson presented the October 2014 financial statement for the first month of the fiscal year. An item of note was that the

soccer program income was deposited under Rec Programs instead of Field and Facility usage. Erickson is working with CMI to get these income items corrected. Several charges were questioned and Erickson will work with CMI to make corrections.

Smith suggested that the six townhomes whose owners were displaced due to the fire not be charged late fees for the time being.

V. COMMITTEE REPORTS

Maintenance: Jim Erzen reported that creek flooding issues have extended further downstream. Several trees have blown down behind the RV Lot and homes on Albion Ct. These are mostly large poplar trees that were going to be chopped down anyway as they were dying. One of the trees came down in the wind storm and hit a home on the next neighborhood; another came down and hit the RV fence and a boat trailer. One of the poplar trees is downed across the creek and there is fear that the tree will cause a debris dam (not on OHHA property) and flooding. Mark Watson called Clean Water asking for help from the agency to clear the debris. Clean Water said that they are responsible for the storm drains on the streets but are not going to do creek work. Erzen is looking at getting a logger in to cut up the tree as it is 3 to 4 feet in diameter. Mark Watson will put a 6 foot gate in the RV Lot to give better access to the area. An owner has expressed concern that the creek will rise and destroy her trees.

The flag pole was damaged in the windstorm and the chain was broken. Rose City Awning has been contacted to come out and give an estimate for repair which is currently roughly \$500. It appears that a bucket truck will not be tall enough to reach the top of the flag pole to make the repairs.

The new acrylic is here for the sign and Erzen will install it this weekend.

REC CENTER: Sara Bourne reported that the Board has charged the three-member Renovation Committee with bringing recommendations to the Board for decisions related to the Rec Center project. The Committee is approaching detail time and making sure that the full scope of the project is considered. Sheila Brewer stated that once all of the input has been gathered on what is desired and what is not needed, that there will be a clearer idea of how the space will be used. Input is being sought from current employees, past employees, and people who rent the space about what they like and dislike and what the largest concerns are about the space and what is absolutely essential to the design.

Brewer is still expecting to receive input from a few key people.

As the scope and scale of the project is being refined, it has become apparent that the expertise of the architectural firm needs to be reconsidered, so the Committee will be talking to other firms. Rebecca Leibowitz has appropriate expertise and they believe that she is the right person to be working with. However, they feel that they need to expand their horizons

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Draft Minutes -- December 3, 2014 *continued from Page 3*

when it comes to the architect. The Committee has interviewed both LRS and Opsis Architecture. Opsis is a 30-person firm with expertise in creating recreation, aquatics and educational facilities. They have a demonstrated expertise with mid-century modern that is a good fit for the OHHA historic designation. They have people with expertise in a variety of disciplines that will be required in the overall scope of the project.

Sara Bourne presented three proposals that the Committee has obtained from Howells, LRS and Opsis.

- Howells has asked for an additional \$28,500 to get through schematics.
- LRS proposed a time and materials contract that would include all work necessary to get through the owners vote, at an estimated \$20,000 - 40,000.
- Opsis will provide three drawings, which will help the community obtain construction costs so that a community vote can be taken. They have expertise in working with and communicating to home owners, holding town halls, and getting the feel of the community through a collaborative exercise. Opsis proposed a total cost of \$23,700. Bourne was not expecting the Board to vote tonight, but she reported that the Committee is ready to move forward. Opsis principals will come to meet with the Board.

Leibowitz is willing to remain a member of the Committee to help the project move forward, and is supportive of the decision to go with Opsis. Brad Buchholz asked if there are any outstanding fees to Howells. Bourne stated that the \$5,000 retainer is considered payment in full. If Leibowitz continues on the Committee, she may be willing to do some work that Opsis may not be able to do, like additional renderings. Sheila would like the Board to consider paying Leibowitz for work that she may provide. Opsis would charge \$2k for a full color rendering.

Linda Marshall asked if the proposal included the gymnasium, as it looks as though the Committee is focusing on the pool issues. Bourne stated that the three options will be included in each of the three renderings.

Smith asked if anyone on the Board was interested in meeting with the firm, perhaps next week. Erickson would like to meet them in person. Buchholz stated that it should be totally transparent, and owners should be included so that they could ask about the process. Erzen and Marshall agreed. Smith would like to have the meeting at the gym. Smith stated that the vote would be postponed until after the visit with the firm. Erickson asked that if Opsis is hired for this phase, whether they would be the firm to design the final project. Bourne stated that each phase will be bid separately, but that it would make sense to remain with the same firm for consistency. Bourne will set up the meeting with the firm.

Jim Erzen would like to see a timeline or a flow chart for the major milestones that will be necessary before the owner vote. Bourne has almost completed this exercise and will provide it to the Board at the next meeting. Bob Erickson wants to make sure we have enough information to present to the

homeowners in order to go to a vote. Boyd is working on an estimate to bring the current facilities up to code, and what would be necessary for the current facility to be workable for the next 50 years.

RV LOT: David Boyd reported that the Boy Scouts volunteered to clean up of the lot and raked the leaves last Saturday, and that he wanted to thank them publically. Rent payments are coming in and Boyd has been giving them to Erickson. The covered structures are in the process of being relocated and the hope is to have this completed by mid-January.

The cost of the fence proposal is covered in the reserves, with \$18,000 currently allocated. The south side of the RV lot is near the creek, and the wooden posts are eroding. Instead of repairing the portion that was damaged, it makes sense to rebuild approximately 209 feet and install a 6 foot gate. New posts would be installed a foot off of the current posts. This will replace about one-fourth of the fence.

Buchholz inquired whether multiple bids were obtained. Boyd stated that he had reviewed past proposals and chose Pacific Fence as they were the most reasonable in the past. There was some urgency as the security of the RV Lot is compromised as long as the fence is down. Boyd agreed to get a second bid just to make sure that prices are in line.

COMPLIANCE: Linda Marshall reported that all outstanding issues are being resolved. Sonny's Landscaping worked all day on Tuesday to finish the McFadden house. Several attempts were made by CitiMortgage to bring the property into compliance; however, after several days of work completed by Citi vendors, the lot was inspected and determined to be non-compliant. Sonny's Landscaping entered the property on December 2, 2014 pursuant to the 10-day notice letter sent by our attorney. At 5:00 pm, the yard at 15495 NW Norwich St. was inspected and found to be in compliance with OHHA CC&Rs. At present there are no heavy issues hanging over the committee.

V. NEW BUSINESS

Fireworks Contract: Smith presented a new fireworks proposal from Western Fireworks. Smith stated that it is important to get the contract signed quickly in order to get the "good stuff" purchased in advance. The contract proposal is an increase of \$500 over last year's agreement.

AGREED: Linda Marshall moved to authorize the signing of the contract with Western Fireworks at an increased price of \$500, totaling \$12,500. Bob Erickson seconded the motion which passed without opposition.

Holiday Party: Sheila Brewer stated that the newsletter article on recreation events is inaccurate. The date of the holiday party was incorrectly reported. The correct date is Friday, December 19. The movie is Home Alone, and Santa will be there.

IX. ADJOURNMENT

AGREED: Sara Bourne moved to adjourn the meeting at 8:42pm. Bob Erickson seconded the motion which carried without opposition.

DRAFT BOARD MEETING MINUTES -- Dec. 10, 2014

MINUTES OF THE BOARD OF DIRECTORS' SPECIAL MEETING OF THE OAK HILLS HOME OWNERS ASSOCIATION HELD ON DECEMBER 10, 2014 AT THE OAK HILLS RECREATION CENTER GYMNASIUM AT 7:00 PM.

PRESENT: Sara Bourne, Vice-President
David Boyd, Director
Sheila Brewer, Director
Robert Erickson, Treasurer
Jim Erzen, Director
Linda Marshall, Director

ABSENT: Dan Smith, President
Brad Buchholz, Director
Sarah Gauntt, Secretary

I. CALL TO ORDER

Sara Bourne called the meeting to order at 7:05 PM.

II. SPECIAL MEETING

Sara Bourne stated that this is a special meeting to enable directors and homeowners to meet principals from Opsis, the architecture firm that the Rec Center Renovation Committee intends to recommend to the Board of Directors as lead architects for the project. Jim Kalvelage, partner, and Paul Kinley, associate principal, introduced themselves and described their firm as a 35-person, 16-year-old firm focused on community-based projects with an affinity for mid-

century design. They have designed campuses, parks, and recreation centers, including Conestoga Rec Center for THPRD and the new Hillsboro Aquatic Center. Mr. Kalvelage worked for 13 years at BOORA and knows Bud Oringdulf and Heinz Rudolf who designed the current rec center.

The architects stated that the recreation center defines Oak Hills and must be flexible to allow use for multiple activities by homeowners of all ages. A successful renovation will refresh the buildings and the area while making them relevant to today's uses. Activities will be visible to neighbors walking and driving by in order to visually express the vitality of the area. Opsis anticipates being involved in a public process in which they, along with our steering committee, would take input from all homeowners and then develop an appropriate design. This project is smaller scale than some they do, but the issues are the same. They would operate within the OHHA budget parameters.

Homeowners and directors discussed specifics of the pool design. The architects pointed out that their proposal includes using industry specialists to be sure each aspect of the development is state of the art. After extensive questions, those present applauded the architects.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:30 PM.

NEW ADDITION TO THE OAK HILLS REC FAMILY

BY SHEILA BREWER, OHHA DIRECTOR

I would like to to congratulate Oak Hills Activities Coordinator Christina Matousek, her husband Mike and their family on the addition of their new baby, Kinsley Annabelle Matousek. We can't wait to see her at Oak Hills events in the coming year!



Renovation *continued from Page 1*

incorporated into another one or two rounds of design, and then cost estimated. Once a ballpark cost as been achieved, the site designs and options will be put out to the community for a survey. Results from the survey will inform which design option will be taken into further development and, ultimately, presented for a vote to the homeowners.

We are very excited about starting this next phase of development. As always, input, ideas and questions from the community are welcomed. Look for the invitation to a Town Hall in the February newsletter. Information will also be posted on the notice board and listed on the Oak Hills website.

COMPLIANCE COMMITTEE REMINDER & UPDATE

BY LINDA MARSHALL, OHHA DIRECTOR

Neighborhood Compliance Committee reminds our neighbors that we each pay for yard debris pick up every month. Let's make sure those barrels are full! Leaves, pine needles, fallen twigs, weeds, and brush can be picked up all winter long, keeping our neighborhood looking sharp.

The yards at the derelict houses, both black and white, look good now. The black house was cleaned up by its owner. The white house was cleaned up first by landscapers hired by the bank that owns it and finally by Sonny's Yard Maintenance at the direction of OHHA after appropriate notice had been given, per the CC&Rs. OHHA paid for the final cleaning, with the bill to be reimbursed by the bank.

STANDING COMMITTEES

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DATES TO REMEMBER

BOARD MEETING

Wednesday, January 7

7 p.m. @ Oak Hills Church

NO RECREATION EVENTS IN JANUARY

GYM RENTALS contact *oakhillsrec@gmail.com*

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