



Oak Hills Home Owners Association News

December 2012

www.oak-hills.net

RECREATION PROGRAM PLANNING ON AGENDA FOR DEC. 5 BOARD MEETING

by **Dave Busby, OHHA Director**

Winter doesn't mean activity ceases at the Oak Hills Rec! Events continue to entertain and provide service to all residents. I hope you receive this in time to visit the Holiday Bazaar, where local artisans and vendors can assist you with the completion of your Christmas shopping list!

The gym is available to reserve for events and sports practices. It fills up fast, so plan ahead and call Doug to reserve at 503-645-4303. Always keep your eyes on

the sign board for other upcoming community events as we give up-to-the minute postings!

Planning is underway for the 2013 season...Doug and I are always thinking up new and fun recreation activities! You, too, can have input into this by coming to the Dec. 5 Board meeting and sharing any ideas you may want implemented, or show your support for Doug and all the hard work and enthusiasm he brings to our community.

BOARD SEEKS HOMEOWNER INPUT FOR WESTSIDE TRAIL RECOMMENDATIONS

by **Elizabeth Chapin, OHHA Director**

Planning by Metro for the Westside Trail is on track and it is still slated to go through Oak Hills at the powerlines. While we do not own the land, we can work with Metro on how the trail will interface with Oak Hills' privately owned property. Some of the issues for discussion:

- What will delineate public from private property?
- Who will maintain the property where the trail is to be located, and who will pay for that maintenance?

- What plants/grasses will be planted along the trail? To what extent will it be groomed to attract wildlife?
- Where will a trailhead be established? Is one planned near Oak Hills? Amount of parking? Restrooms?

The Board is seeking participants to meet and develop recommendations for what would make the trail work best for the Oak Hills community. These recommendations could then be reviewed by the Board and the Oak Hills

community as a whole before being brought to Metro planners. Metro has expressed a willingness to work with our community, and the hope is that by being proactive we can alleviate as many community concerns as possible.

Please contact Elizabeth Chapin at chapin99@gmail.com or 503-533-5403 if you are interested in helping on this project, or if you want to share your ideas. The goal would be to have a list of recommendations for Metro no later than May 2013.

APPROVED MINUTES -- NOVEMBER 7, 2012

MINUTES OF THE BOARD OF DIRECTORS' MEETING OF THE OAK HILLS HOMEOWNERS' ASSOCIATION HELD ON November 7, 2012 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
Mr. David Busby, Director
Mr. Jim Erzen, Director
Mr. Joe Welsh, Director
Mr. Brad Bucholz, Director
Mrs. Elizabeth Chapin, Director

Owners as listed on the sign-in sheet.

I. CALL TO ORDER

The meeting was called to order at 7:03 pm by President Kitchin.

II. HOMEOWNER COMMENTS

Marie Haynes complained about the yard of her neighbor at 154th & Oak Hills Drive. Neighbors have been maintaining the front and side yards at the request of the Board, but the back yard is overgrown and cause for concern. Director Bucholz will speak to the owner about the back yard and maintaining the front and side yards more frequently. If the owner does not comply with the Boards request to maintain front, side and back yards, then the Board may proceed with fine protocols.

Peter LaBelle pointed out that there are trees with dead branches falling into yards and over the walking paths running between Oakmont and Bonneville Loop, and from Oak Hills drive behind Oakmont Loop and he is concerned that they pose a safety risk. In 2012 OHHA spent about \$1000 for a professional arborist maintain other trees on common property. Director Erzen will bring the same arborist out to assess the trees and obtain a bid for maintenance.

Darla Castagno thanked Brad for taking care of the yard maintenance problem with a home on Ridgetop

Court. Mrs. Castagno presented photos and written descriptions for three additional homes that have yard maintenance in violation of standards. Director Bucholz will review the properties and make a decision regarding possible violation and next steps.

Darla Castagno brought historical papers showing Oak Hills Oracle publications from the 1960's that listed homes with late dues, listed homes with maintenance complaints filed against them, listed all Architectural Review applications received and their status as well as an article about how to refine "reasonable" household pets.

John Meffen asked for clarification about some of the proposed CC&R Proposed changes. Questions were answered by Board members.

III. APPROVAL OF MINUTES

Minutes of Sept 21st: Welsh moves to accept motion passes unanimous with Director Erzen abstaining. Minutes of Sept 27th: Bourne moves to approve the minutes of September 27th with edit as noted by Welsh. Motion passes unanimous consent.

IV. FINANCIAL REPORTS

Budgets will be posted to the web in coming weeks. Hard copies are available upon request. Numbers are not in from October yet.

V. COMMITTEE REPORTS

- Finance Committee – Full 30 hours authorized for Rec Director in November.
- Architectural Review – House paint and roof applications receive and approved.
- Maintenance – In October Director Erzen volunteered his time to hand-dig a trench along the side of the tennis courts to help with drainage. At the same time he buried underground wiring in a conduit next to the sidewalk which connects the power to the sump pump to keep water off the tennis courts during heavy rains.
- Gym floor contractor failed to respond to multiple requests from Director Erzen over the last five months. The contractor neglected to add the final topcoat to our floor. The final topcoat is the layer

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that protects the floor from scuffs, dirt and slip.

Next Steps: Director Erzen will get a copy of invoice from CMI. President Kitchin will visit him in person. Director Erzen will pursue proper channels as well as obtain a bid from an alternate supplier for a topcoat product.

- Director Erzen presented two bids to replace the crumbling letters on two of the three sides of the front entrance sign. Painted plastic letters are \$3000. Anodized aluminum with gold finish would be \$5000. Next Step: Director Erzen will obtain samples of both options and ask for the location of other signs with the same material that have been up for a number of years.
- Internal Affairs – More issues with a dog off leash. The family is discussing the best way to proceed to bring behavior into compliance. Director Bucholz also responded to complaint about cardboard left in driveway as well as a car for sale parked in front of a blind corner.
- Vice President – received refund for mailbox that had been run over. Director Smith is looking into building a new website.
- The Board will need to order and pay for the Police Report in order to get any information about the legal status of the investigation into vandalism at the Oak Hills pool. Next Steps: Director Smith will order the report and bring to the Board.
- Recreation – Holiday Bazaar is November 30th and December 1st. All spots are full. Holiday party will be on December 16th. Thanks to Linda Bender, Linda Kitchin and Susan Bucholz and for volunteering to help with the Holiday Party!

VI. UNFINISHED BUSINESS

CC&R Vote:

As of November 7th only 92 lots have submitted votes. The Board wants to encourage more of the community to get involved and help to shape regulations for future generations.

MOTION: Director Welsh moved to extend the voting deadline by one week. Seconded by President Kitchin. Discussion ensued. Four votes in favor and three against. Motion passes.

Next Steps: President Kitchin will post a sign to the board. Director Bourne will do a post for Facebook and create an email

Pool Deck Surface:

The contractor Custom Pools and Spas who applied the new topcoat to the pool deck this summer is the same contractor that has been maintaining and fixing the Oak Hills pool for over 10 years. He is now claiming that the concrete pool deck is shifting, which is why the top-coat he recommended and applied is now cracking. He's decided that he will fix the cracks existing, but will not fix any future cracks. Oak Hills will receive a letter from the manufacturer and the attorney for the contractor. Once these letters are received, the Oak Hills Board will engage our attorney to advise in the matter.

Secretary:

Three people have stepped up. They'll send summary of experience to the Board and come to the Work Party Meeting November 15th. The Board will vote to assign the interim secretary who will remain in office until the annual meeting in May, 2013. An open election will be held, and the Association will vote on a new Board member.

VII. NEW BUSINESS

Nomination for Historic Designation was delivered to Darla and Castagno and State Historic Preservation Society. State Historic Preservation League of Oregon will edit and revise the nomination and prepare it for submission to the National Registry of Historic Places.

VIII. EXECUTIVE SESSION

Director Kitchin moved to move into Executive Session to discuss Personnel Issues at 8:45pm. Executive Session adjourned at 9:47pm.

XI. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:47pm.

RV LOT UPDATE

by Elizabeth Chapin, OHHA Director

Renewal notices for the RV lot went out recently, and about a quarter of renewals have been received. If you have not received your renewal notice, or if you would like an electronic copy, please contact Elizabeth Chapin at chapin99@gmail.com with your request.

Also, the Oak Hills Board has approved \$2,500 for improvements to the RV Lot. These funds are earmarked to bring electricity to the gate, to add lighting to the gate entrance, and to wire for security cameras. As electrical system expertise is outside my skill set, I would appreciate help from a community member in evaluating electricians' estimates and overseeing the installation. Hopefully this is just the first step in getting the RV Lot gate automated, as well as improving overall safety in the lot. If you are able to help, please contact me at the above email or at 503-533-5403.

-- REMINDER --

Your annual OHHA
assessment was
due December 1, 2012

VOTING RESULTS

Voting results from the proposed CC&R changes are not yet available from Vial Fotheringham. As soon as we receive them, results will be posted on the OHHA website at www.Oak-Hills.net.

Thank you, Andy Sisavic,
for providing the attention-grabbing sign
next to the message board!

OAK HILLS HOME OWNERS ASSOCIATION BOARD OF DIRECTORS

Linda Kitchin President	President	2465 NW 145th Avenue 503-466-2149	linda@kitchinonline.com
Dan Smith Vice President	Operations	2845 NW 154th Avenue 503-690-7597	dan@comsmiths.com
Joe Welsh Treasurer	Treasurer	503-729-8622	joseph.t.welsh@gmail.com
Kristin Parks Secretary	Communications	14730 NW Bonneville Loop 503-690-6739	kristin.w.parks@gmail.com
Sara Elizalde Bourne Director	Architectural Review	15435 NW Perimeter Drive 503-789-2048	sara bourne@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

Your source for all things Oak Hills related: www.oak-hills.net or [Facebook.com/OakHillsHOA](https://www.facebook.com/OakHillsHOA)

VOTING RESULTS FOR PROPOSED CHANGES TO OAK HILLS' CC&R'S

by the Oak Hills Home Owners Association Board of Directors

Dear Neighbors,

Voting results for proposed changes to Oak Hills' governing documents are listed below. Paper and digital ballots have been combined, and the results have been verified by our law firm, Vial Fotheringham LLP. Due to the voting deadline extension, results were received with barely enough time to print this flyer with the basic results for inclusion in the December Board newsletter. The original voting deadline of Nov. 9 was extended because two days prior to that, the Board was told by CMI and Vial Fotheringham that only 77 ballots had been received. This translated to roughly 14% of lots. The Board did not know the results, only the number of ballots submitted. In an effort to encourage a larger portion of the community to participate, the Board voted to extend the deadline by one week.

Please read the January Board newsletter for more in-depth analysis of the results, community impact and next steps for how these will be translated into new policies and procedures. *Thank you* to all homeowners who took the time and consideration to vote on these changes.

Changes to the CC&R's require a "Yes" vote of 75% of members voting to pass. The Bylaws require 50% in favor to pass. All proposed changes were passed except for two. The proposed changes that did not pass are included in the column to the right. The first would have been an entirely new provision, the second would have revised an existing provision.

Happy Holidays!

FAILED:

Article VII. Section 2. Subsection (h): No significant landscaping alterations including both softscaping and hardscaping, including modifications to driveways, shall be made unless approval is first obtained in writing from the Architectural Review Board. This applies to all yards visible from the street or common areas.

FAILED:

Article VII. Section 2. Subsection (j): The A approval of said plans, drawings and specifications may be withheld not only because of their noncompliance with any of the specific conditions, covenants and restrictions contained in this Declaration, but also because of the dissatisfaction of the Association Architectural Review Board with any or all other matters or things which, in the judgment of the Association Architectural Review Board, would render the structure inharmonious with the general plan of improvement of said property or with the structures erected on other building sites in the immediate vicinity of the building site upon which said structure is proposed to be erected, constructed or altered. Inharmonious will be understood to mean any plans for construction or alteration that do not agree with the character that predominates in Oak Hills. Predominant styles and features of the era of original construction, late 1960's and early 1970's, are not required to be historically replicated but should demonstrate a similar scale, height, volume and roof form to original construction in Oak Hills. Good quality shall be exhibited in materials, construction and design.