



OAK HILLS HOMEOWNERS ASSOCIATION BOARD NEWSLETTER

www.oak-hills.net

February 2011

The Bethany Decision **Linda Kitchin, OHHA President**

This Place Matters

It was cold and there was an important football game on, but that didn't stop hundreds of Oak Hills homeowners and our neighbors along Bethany, from showing up at the Rally at the Rec. It was a proud moment as we all came together to show our disapproval of the County's plans for widening Bethany Blvd and chant that we would like to see 3 lanes not 5. I hope the County commissioners saw us on their local news; they will most definitely be getting a copy of the photograph that was taken and the articles from Valley Times and the Oregonian. All our thanks go to Darla Castagno for her vision, devotion to Oak Hills and for pulling the whole rally together.

The battle over Bethany Boulevard may soon be coming to a close. While the newsletter is being printed I hope that a few hundred Oak Hills homeowners also attend the Open House at Sunset Presbyterian and get a chance to complete a comment card. All the cards will be compiled and given to the County Commissioners.

The County Commissioners meeting on Tuesday, February 22nd becomes the next vital meeting to attend. It is at this meeting that the commissioners will vote to make a decision on the Bethany widening.

We are asking all homeowners to make a final show of support against the 5 lane proposal that the County will put forward at the Commissioner's meeting. The meeting will be held at the Charles D. Cameron Public Services building, 155N. First Ave, Hillsboro. All Oak Hills supporters are asked to wear red as a more visible show of support. If anyone would like a ride to the meeting please contact a board member and it will be arranged.

This decision could mark a change for Oak Hills that will mean the neighborhood may never be the same again. There is so much more to the plan than the loss of one home and the backyards of fifteen, although this is bad enough. As there are no plans or funds to improve the overpass the five lanes proposed will bottleneck down to two lanes and cutting through Oak Hills will quite possibly become a popular short cut. This could happen both off of Bethany and from West Union as well.

So let us all pull together for this one decision making meeting and hopefully help the Commissioners make the right decision for those of us that know our neighborhood.

Oak Hills Homeowners Association Board Meeting -- January 5, 2011

The Oak Hills Homeowner's Association Board met on Wednesday, January 5, 2011 at 7:00 pm at the Oak Hills Christian Reformed Church. Present: Linda Kitchin, President; Norm Rose, Vice President; Dan Smith, Treasurer; Michelle Schnoor, Secretary; Brad Buchholz, Director; Peter Rauch, Director; Jim Erzen, Director; Absent: David Busby, Director; Alan Lachman, Director.

BY INVITATION: Mr. David Johnston, Owner **VOLUNTEER PARLIAMENTARIAN** Mrs. Diane Wood, Community Manager CMCA, AMS, PCAM **COMMUNITY MANAGEMENT, INC. AAMC**

Owners as listed on the sign-in sheet.

The meeting was called to order at 7:05 pm by President Kitchin.

COMMENTS/ISSUES FROM HOMEOWNERS

Homeowner Darla Castagno requested that paper deliveries be securely placed when delivered so they are not blown away by the wind.

Homeowner Hal Smith requested that agendas be posted on the website. Smith requested the Board provide a response to the statement Micki Sparr had made at the December meeting.

Homeowner Fran Bates reported that Washington County has added another expansion project to their list – the expansion of west Bethany Boulevard and 143rd to three lanes.

Homeowner Sarah Boren reported that a number of cars are parked by the care facility. President Kitchin responded she would follow up with this matter.

APPROVAL OF PREVIOUS MINUTES AGREED

Kitchin moved to approve the minutes from the meeting held on December 1st, 2010 as submitted. Smith seconded the motion, motion passed without objection.

FINANCIAL REPORT – TREASURER, DAN SMITH

Treasurer Smith reported Currie and McClain, PS are in the process of performing the 2009/2010 Audit.

CMI submitted the Collection Report as prepared by

Vial Fotheringham dated January 1, 2011 to the President and the Treasurer.

COMMITTEE REPORTS

A. RV Lot – Peter Rauch

Approximately 2/3 of the invoices have been paid by RV Lot users and reminder notices will be sent to those who have not paid.

The lock has been replaced on the RV Lot gate.

B. Internal Affairs – Brad Buchholz

Three violations have been noted: debris, pets and parking.

C. Communication – Michelle Schnoor

Minutes have been posted on the website.

D. Special Events – Linda Kitchin

The Christmas party was a great success.

4th of July planning will begin soon and a notice will be placed in the newsletter asking for volunteers to help coordinate so that one person is not responsible for the whole event.

E. Maintenance Report – Jim Erzen

The interior of the gym has been painted at a cost of \$1,609.00 plus labor costs. A regular cleaning schedule has been established for the gymnasium.

The recent rain has led to flooding in parts of the common areas: tennis courts, green space, etc. The Maintenance Staff has been keeping the storm drains clear and also have products (sand) on hand in the case of ice or snow.

F. Architectural Review – Norm Rose Very little activity as it is the middle of winter.

G. RDR Committee – Myra Lee (see attached)

H. Historic Preservation – Darla Castagno

A second meeting will be held on January 11, 2011 at the Oak Hills Christian Reformed Church at 7:00 pm to educate the owners of the purpose of the Committee.

CAPITAL IMPROVEMENT FUND

The Board discussed the possible options for lighting and flooring in the Gymnasium.

AGREED

CMI Wood will provide a list of flooring vendors to Jim Erzen and Peter Rauch will research lighting improvements.

PAINT COLORS

Rose presented a binder that included the approved paint chip samples for exterior paint. Binders will be provided to both Miller Paint and Sherwin Williams as a reference for the owners. Rose agreed to write an article for the newsletter regarding the required application process to obtain approval for exterior painting projects.

BETHANY BOULEVARD EXPANSION – NORM ROSE AND FRAN BATES

Rose and Bates reported two critical meetings are upcoming – an Open House sponsored by Washington County on January 27th at the Sunset Presbyterian Church and the Board of Commissioners Meeting on February 22nd at which a final decision may be made. The final decision will be based on a traffic study and Rose requested the Association contribute funds to the “3 NOT 5” Committee to support an independent traffic study to be conducted by the Committee. Discussion followed regarding the approval of funding for the traffic study noting that traffic issues have been an agenda item for the past few years and a traffic study could be beneficial.

AGREED

Relative to the traffic study, the Board requested a written proposal be submitted to the Board for review at the Board Meeting to be held on January 20, 2011.

CODE OF CONDUCT

Rose requested a copy of the Code of Conduct. All members of the Board of Directors have submitted their signed copies of the Code of Conduct with the exception of Rose and Lachman.

TRAFFIC CALMING

Schnoor reported that Washington County has not approved the installation of speed bumps and will not participate in the cost of speed radar equipment as they had previously indicated they might do. Therefore, if the Association wishes to utilize speed radar equipment, ranging in cost from \$4,000.00 - \$8,000.00, it would be at the Association's expense.

ANIMAL CONTROL

Discussion followed regarding the Association's authority to require pets should be leashed when on common property. Since it is not specifically defined as such in the House Rules, it was discussed that a survey be taken to obtain feedback as to whether or not the House Rules should be amended to include the afore noted as a restriction.

AGREED

It was agreed the owners will be surveyed regarding this issue.

TREE PRESERVATION, FRONT AND BACK-YARDS

Discussion followed regarding the adoption of a guideline that restricts the removal of trees from yards and if so, discussion followed as to where that restriction would be embodied - in the Historical Preservation guidelines or the CC&R's.

RESPONSIBILITY OF SIDEWALK REPAIR

It was discussed that owners are responsible for the maintenance of the sidewalks that adjoin their lot.

INSURANCE COVERAGE REQUIREMENT FOR USE OF ASSOCIATION FACILITIES (SEE ATTACHED)

CMI Wood presented a clause Larry Thompson, American Benefits recommended be added to the reservation form that requires the user provide proof of general or personal liability prior to the event.

AGREED

The Board approved the addition of the clause and Busby and Castagno will be requested to modify the form accordingly. (NOTE– although in approved minutes this was not agreed to. The minutes will be formally corrected at the next meeting)

INSURANCE ARTICLE – AMERICAN BENEFITS (SEE ATTACHED)

CMI submitted the insurance article to the Board as prepared by Larry Thompson, American Benefits for inclusion in the newsletter recommending owners ensure that they have personal coverage for their property in addition to the coverage the Association has on the common property.

EARTHQUAKE BID – AMERICAN BENEFITS (SEE ATTACHED)

CMI submitted the bid for earthquake coverage as prepared by Larry Thompson, American Benefits.

AGREED

It was agreed the proposal will be reviewed at the Board Meeting scheduled for January 20, 2011.

ADA REGULATIONS – AQUATIC LIFT FOR POOL

Discussion followed regarding the recent ADA regulation requiring all pools be outfitted with an aquatic lift. CMI Wood reported she understood the requirement was for public pools only.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:15 PM

Gym Floor Options

After cleaning and painting the inside of the gym walls in December, the Oak Hills Board asked if something could be done for the concrete floors. Currently the floors are the original concrete with hand painted lines for a basketball court. The gym is roughly 2,016 square feet (56 x 36 feet). While the concrete is in pretty good shape it is a dark grey which adds to the darkness of the gym. Before considering any new floor coverings the first step is to measure the amount of moisture in the concrete. The test is easily performed using a concrete moisture reader which uses radio waves to determine the amount of moisture in the concrete. Fortunately the gym floors do not have excess moisture.

The next question is what type of floor covering would be best. Since the gym is used for basketball, dance lessons, holiday parties, birthday parties, bazaars, etc. any covering needs to be able to withstand considerable wear and tear. There are numerous options ranging from Vinyl Composition Tile (VCT) which are the common twelve inch tiles found in school cafeterias or hallways. Another option is Flexi-Tile™ which are square 20 inch interlocking PVC tiles laid directly on the floor without glue or adhesives. Rubber sport mat flooring is made from recycled rubber formed into interlocking tiles that can be laid down without adhesive. Other options include coatings such as urethane or epoxy. While

coatings can be applied using a brush or roller they do require more prep time in order to make sure the coatings properly adhere to the concrete. One option is to grind or sandblast the surface or in some cases an etching cleaner will suffice. Depending on the moisture a sealing coat may need to be applied. Generally a primer, color coats and a clear top coat will be applied for the most professional finish.

The cost for the various floor coverings range between \$3 to \$5 per foot so the total costs for the gym would be around \$6,000 to \$10,000. Some of the projects such as the Flexi-Tiles or rubber sport mats could be installed by the maintenance personnel. The Oak Hills Board will discuss the various options at the next board meeting.

Recreation Update

Movie night continues in February. The next feature in our winter movie series (to be shown Saturday, February 19, at 7:00 pm) will be SHREK FOREVER AFTER...pj's, blankets and sleeping bags are welcome...once again we'll be popping corn for your munching pleasure...

The OHHA rec center will be taking applications for employment during the 2011 summer season...positions and requirements are listed below...

1. Life guard supervisors. This is a leadership position. Must be an experienced guard with current Red Cross certifications for guard, CPR and AED: WSI preferred.
2. Swim lesson instructors...must have current Red Cross certifications for guard, CPR, AED and WSI.
3. Life guards Must be at least 15 years of age and have completed freshman year of high school. Must have current Red Cross guard, CPR and AED certifications.
4. Party hosts must enjoy working with kids. Ability to lead and play field games.
5. Crafter Must enjoy working with kids. Ability to lead and make simple craft projects.

If interested in working for the oh rec center, please contact:

Doug Castagno, OHHA Director of Recreation

503.645.4303

oakhillsrec@aol.com

Earthquake coverage added

The Homeowners Association recently added earthquake coverage to its property insurance. We are in an active earthquake zone and there is some risk to Oak Hills property in the event of a major earthquake.

Like other earthquake coverage this does not cover small amounts of damage. In fact, there is a 15% deductible on each item that is damaged. As an example, the rec center gym is insured for \$652,000. If there was damage from an earthquake coverage would begin after we paid the initial \$97,800. So cracks, exterior damage, and basic roof repairs would be our responsibility. But in the event of major damage including collapse, we would have sufficient funds to rebuild the structure .

All Oak Hills property is covered by this insurance. Hopefully this will never be needed but it does help to ensure that important oak Hills assets will always be available. The additional coverage cost \$224 per year

which is a fraction of the \$6300 per year we pay for all other insurance coverage.

February Thanks

Thanks for February go to Mary Kvanvig for her tirelessly going throughout Oak Hills picking up garbage. Let's help her out and work to keep Oak Hills clean.

Great Job Darla!

This month's thanks go to Darla Castagno who had the idea and determination to bring about the Rally at the Rec. In just a week she had a workforce together so that the word could be spread throughout the neighborhood as well as to the media.

It was a fantastic show of what Oak Hills is all about and how we want it to stay.

Oak Hills Homeowners Association Board Members

Linda Kitchin President		2465 NW 145th Ave 503-466-2149	linda@kitchinonline.com
Norm Rose Vice President	External Affairs, Architectural Review	3075 NW 144th Ave 503-645-7562	normanrose@verizon.net
Michelle Schnoor Secretary	Website	15550 NW Oak Hills Dr 503-758-8306	anothermichelle@gmail.com
Dan Smith Treasurer		2845 NW 154th Ave 503-690-7597	dan@comsmiths.com
Brad Buchholz Director	Internal Affairs	15200 NW Perimeter Dr 503-533-5765	buchholz.brad@gmail.com
Dave Busby Director	Recreation	3010 NW 151st Pl 971-244-3288	buzzb08@gmail.com
Jim Erzen Director	Maintenance	15368 NW Wooded Way 503-758-3847	jim.erzen@us.army.mil
Alan Lachman Director		2630 NW 144th Ave 503-645-7562	gr8kahuna@gmail.com
Peter Rauch Director	RV Lot	15055 NW Perimeter Dr 503-430-7422	rrpranch@yahoo.com

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

Bethany Decision

Tuesday, February 22 at 6:30 pm.

BOARD of COMMISSIONERS Meeting.

**The Bethany Blvd. project will be voted on by
the County Commissioners**

**Meeting at the Charles D. Cameron Public Ser-
vices building, 155N. First Ave, Hillsboro.**

**All Oak Hills supporters are asked to wear red
as a more visible show of support. If anyone
would like a ride to the meeting please con-
tact a board member and it will be arranged.**