



Oak Hills Home Owners Association News

March 2012

www.oak-hills.net

Speed Signs Up and Running in Oak Hills

by Michelle Schnoor, OHHA Director

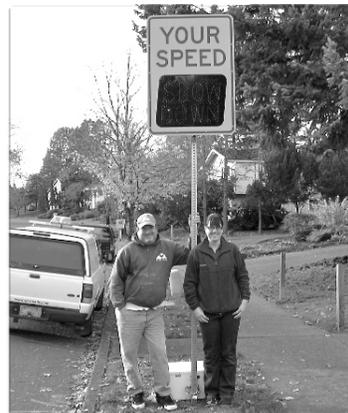
By now, most have probably noticed the flashing four rotating speed display signs around Oak Hills. It's been encouraging to watch drivers recognize their speed and react in a positive manner (most of the time).

The Board has heard from many wondering how certain locations were chosen and how to get one near their home. The Board recognizes there are other areas in the community where speeding is an issue and we plan to discuss future locations for the speed display anchors at the Board meeting on Wednesday, March 7th. If you'd like to be a part of the discussion, please do your best to attend this meeting.

Washington County chose the current locations based on the areas most impacted by traffic from the Bethany project; hence, being more heavily located on the west side near Bethany. We had several location recommendations where we would like to see the signs (one being on the east side) but in the end, since it was County money purchasing the signs, anchors and installation labor, the County chose the current four locations based on traffic data and previous studies. Other factors also came in to play such as curves in the road, visibility, number of cars parked along the side the road on a regular basis and so forth.

Here are the current locations:

1. West side of 153rd Ave, 50 feet south of Norwich Street (near the school and Rec Center);
2. Southwest side of Oak Hills Drive, 160 feet southeast of Norwich Street (15574 Oak Hills Drive);
3. North side of Oak Hills Drive, 150 feet west of Bonneville Loop (East of 14955 Oak Hills Dr.);
4. North side of Perimeter Drive, 155 feet west of 151st Place (15155 Perimeter Drive).



Now that the speed display signs have been rotation for several months, we've had the capability of collecting data on speeds, number of cars passing by, the times of day where traffic is heavier than others as well as clear trends. This data will prove to be extremely beneficial

moving forward as we now have solid numbers to build our case for additional traffic calming tools in the future, the capability to measure the impact of the construction during the Bethany project as well as the traffic after the project is completed, as well as the ability to see trends in speeders through Oak Hills. Once we have a clear trend of speeders, we can notify the Sheriff Department and they will gladly come out during those times to ticket the offenders.

A big thank you to Michael Mills and Russell Knoebel, with Washington County, for funding and providing us with these signs, as well as installing them. Another big thank you to Linda and Duncan Kitchin for collecting and analyzing the data, and especially to Mark Watson, OHHA Maintenance, who helps replace and charge the batteries on all four signs weekly as well as rotate the signs between the four locations.

Once again, if you have any input regarding these signs, or anything else Oak Hills related, we strongly encourage you to attend an upcoming Board meeting. This specific issue of the speed signs will be discussed during the Wednesday, March 7th meeting at 7 p.m. Hope to see you there!

OHHA Annual Assessment News

by Dan Smith, OHHA Vice President and Treasurer

By this point in the year most homeowners have paid the Annual Assessment. Each year there are a few assessments that come in late. These homeowners are charged a \$50 penalty and interest is added. But there are very few and the number is remarkably consistent from year to year. Eventually, these get paid or, in the worst case, the accounts are sent to collection.

The assessment was last increased in 2009. At the time the new assessment increase was presented to homeowners, the target was to keep the amount level for at least four years and to ensure that all programs would continue to function at the same level. The assessment due late this year will mark the fourth year. This doesn't mean that there will be a recommendation for an increase at the 2013 Annual Meeting, but this is the year we need consider it. Oak Hills has made remarkable progress in a tough economic

environment. We have actually increased our cash reserves while other associations have fallen on hard times. Above all, we want to make sure that we have funds to keep Oak Hills in the same condition it is now. In any case, you will be hearing much more about this before any increase gets proposed to homeowners. There won't be any surprises.

In the past couple of years we have noted a change in how assessments are being paid. Homeowners are increasingly trying to pay electronically or are asking for a system of automatic withdrawal. Others would like to change the assessment date so it isn't due at exactly the same time as property taxes. Another proposal is to allow the assessment to be paid monthly throughout the year. We have learned that our existing systems are simply not ready to handle these changes. We have begun talking to our management

company to see if there are any changes we can make to help make paying the assessment an easier process. Look for more details in the coming months.

One problem we found this year is that some electronic payments were not accepted by the receiving bank and resulted in a bounced check and late fee. Our goal is not to penalize homeowners who make a good faith effort to pay the assessment but who run into a problem because the banks are not talking to each other properly. I would appreciate it if anyone who has run into a problem with a misdirected or bounced electronic payment would contact me so that I could better understand the problem and see about taking care of the late fee.

Please contact me, Dan Smith, at dan@comsmiths.com or 503-690-7597 if you have any questions or comments.

Thank You, Helpful Homeowners

by Michelle Schnoor, OHHA Director

We live in an incredible community where small acts of kindness happen every day. Many from the neighborhood came together to help the Pierson family build a deck and ramp to allow Dave access to the upper level of the house -- and it all

came together just in time. These individuals gave hours, some the entire day, to work hard to make sure this project was complete in time for Dave to return home from the hospital. Thank you SO MUCH to those of you that participated in the

deck building project. I know I am forgetting people, but here are the names I do know: **Trevor Peters, Steve Dettwiler, Bill Young, Jim Straight, Peter Beyer, John Hamilton, Greg Daines, and Steve Lambert.**

Family Movie Night Planned March 23rd

by Dave Busby, OHHA Director

One more Family Movie Night at the Rec has been planned this winter. "Ice Age" will start at 7 p.m. on Friday, March 23.

Bring your sleeping bags, blankets, pillows, and responsible adult to enjoy popcorn and Capri Sun juice bags for free with your

friends and neighbors at the Rec. "Kung Fu Panda 2" in February was great fun, so we hope to see you there in March!

Planning Begins for July 4th Celebration

by Linda Kitchin, OHHA President

It may only be early spring, but plans are already underway for our July 4th activities. This year we are hoping that we can put together a work party of volunteers interested in helping with the planning or on the day itself. We have a full day of activities that make up our July 4th celebration, and it would be ideal to divide the day up amongst groups of people, rather than have one or two be responsible for the whole day and end up working 22 hours that day.

As our festivities have grown it has become too much to ask.

There are many jobs with varying levels of involvement: the Fun Run, breakfast and BBQ are already very well organized but need a contact person both prior to and on the day itself. The Parade is mainly a job for the day itself and is over in a couple of hours.

If you are interested in helping with the planning of the day or would

like to help run part of the day, like the Parade, donation collections, volunteers to man the barricades or overseeing the Rec Center activities, or if you have any questions, please contact Linda Kitchin at 503-466-2149 or linda@kitchinonline.com. I will contact everyone and arrange a meeting date to discuss where we go from here.

Hopefully we can get a group together and ensure that we have another memorable July 4th.

Sand Removal Challenge March 10

by Sara Bourne, OHHA Director

We need your help! A challenge has been issued to move the sand under the swing sets at the Rec Center to the greenway in two hours or less. The sand will be replaced with "splinter-less" wood chips to match the rest of the playground and provide a more clean and sanitary environment. Snacks, drinks and buckets will be provided. Just bring

yourself, a shovel and wheelbarrow if you have one. Seven volunteers have accepted the challenge, and we expect that at least seven more will be needed to make it happen. To ensure safety, we request that Challengers be 15 years and older.

When: Sat., Mar. 10, 10am – noon
Where: Rec Center Swings

Reward: Special Movie Night for volunteers and their families
RSVP: 503.789.2048 or saraebourne@gmail.com.

***Please note that the swing set at the Rec Center will be closed for use from Saturday, March 10 – Thursday, March 15 while the new wood chips are installed. ***

Historic District Fundraiser a Success

by Sara Bourne, OHHA Director

On May 21, 2011 eight Oak Hills Rummer homeowners opened their doors to about 400 people who paid \$40 per ticket to tour these popular homes. After the tour, author Jack Bookwalter gave a speech on Mid-Century homes at the Oak Hills Church, and Robert Rummer held a Q&A session with attendees.

Proceeds from the Tour were split

between Historic Preservation League of Oregon and Oak Hills, and generated \$7,000 for Oak Hills to pursue designation on the National Registry of Historic Places.

In the event the funds are not needed for the Historic District application process, then the money will be transferred to the General Fund with advice from tour

organizer Darla Castagno and the eight tour participants about how the money shall be used to benefit the Oak Hills community.

The Board would like to extend a heart-felt thanks to Darla Castagno for organizing the tour and to the eight gracious Rummer homeowners to worked so hard on their beautiful homes for the benefit of Oak Hills.

Reminders from Internal Affairs: Spring is around the corner and as more people are out please be attentive to your dogs and make sure you clean up after they have done their "duty." It is also a good time to take a look around your yard and clean-up debris that has fallen after the windy weather. Please evaluate the paint on your garage doors this spring for painting in the near future as I have noticed a number of doors with peeling paint.

Financial Update: So Far So Good

by Dan Smith, OHHA Vice President and Treasurer

The first 4 months of the Oak Hills fiscal year beginning October 1 is the best time for budget watchers. Maintenance and program expenses are at a minimum and there is a huge infusion of cash from the annual assessment and the RV lot fees. During the first four months of this fiscal year we have income of \$329,000 and expenses of only \$116,000. And \$46,000 of those expenses were a payment to our maintenance reserve. This is the first payment we make each year and it represents about 40% of our expenses for the first 4 months.

It would be wonderful if this kind of trend were to continue, but that's not the way it works. We have received 84% of the income we are going to get for the year. The rest will come from program fees and 4th of July contributions. And with the coming

of spring the real expenses start. Our non reserve expenses in the next 4 months (February through May) will be 60% higher than those of the first 4 months. And the last 4 months are even worse with total expenses more than doubling those of the first 4 months.

Somehow, with luck, good weather and hard work on the 4th of July, and some careful monitoring it all works out and we declare victory on September 30 and start again.

One of the interesting issues with the income/expense imbalance in the first month is the FDIC insurance limits on our cash accounts. The OHHA policy is that all Oak Hills funds must be in insured accounts or federal government guaranteed instruments. We do not accept any loss of principle for investments. During the

these early months we need to move some money out of our basic checking accounts into insured CD's in a separate account or we would exceed the limits. But we can't move too much or lock it up for too long because the money has to come right back in for the summer. At the same time we are trying to eke out a little extra investment income in this low interest environment. It's a balancing act and a little extra effort, but overall it's a good thing to have to worry about having too much money.

The latest financial statements are on our web site at www.oak-hills.net. I'll continue updates as the year progresses but if you have any questions or comments please contact me (Dan Smith) at 503-690-7597 or dan@comsmiths.com.

RDR Review Progress Update

by Sara Bourne, OHHA Director

It would be an understatement to say there is much more work here than either the Board or RDR Review Committee expected. The work is constant, detailed, impactful and far-reaching. Each sentence must be analyzed and debated. Every possible variation must be discussed and deliberated to sure that the intended outcome is achieved with no adverse effect. Both teams are working diligently and constantly.

Starting next month the Board will be starting an article series to outline some of the fundamental issues under consideration. Until now, you've mostly read status updates. That fails to capture the important topics that have taken hours and hours of deliberation among some of

the most engaged and experienced residents of Oak Hills. Don't expect the answers, because we don't have them. Many of the articles will cover topics that will be presented to the Association and *you* will make the decision by 75% yea or nay vote on each topic.

Now for status: The Board of Directors and RDR Review Committee are currently collaborating on the final list of recommended changes that will be presented to an attorney for review and, eventually, to the Association for a vote. Although we don't know how much time will be required to complete the process until the documents have been submitted to legal counsel, the Board has targeted October 2012 for holding

the Special Meeting to vote on revised CC&R's.

Mid-April: Final documents to attorney for review;

June-July: Revise draft and work to create ballots;

August-Sept.: Neighborhood Education. Town Hall sessions to cover major changes and discuss the impact these changes will have on life in Oak Hills;

October: Special Meeting of the Association to vote on all changes to governing documents.

All RDR Committee and Board meetings are open to residents of Oak Hills, and you are invited to attend. RDR recommendations will be discussed at the March 22 Board meeting, 7 p.m, Oak Hills Church.

Approved Minutes:

Oak Hills Home Owners Association Meeting -- January 19, 2012

MINUTES OF THE BOARD OF DIRECTORS' MEETING OF THE OAK HILLS HOMEOWNERS' ASSOCIATION HELD ON JANUARY 19TH, 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, Secretary
Mrs. Elizabeth Chapin, Director
Mrs. Michelle Schnoor, Director
Mr. Brad Buchholz, Director
Mr. Jim Erzen, Director

ABSENT:

Mr. Joe Welsh, Director
Mr. David Busby, Director

Owners as listed on the sign-in sheet.

I. CALL TO ORDER

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

II. HOMEOWNERS COMMENTS

Homeowner Jim Straight thanked the Oracle for providing information that help inform their decision to move into the neighborhood, but there are many thing published recently that have not been positive or productive. Mr. Straight commented that there things that we all can do to be positive and constructive, and there are things that we can do to be destructive, and he has seen quite a bit of that from the Oracle.

Homeowner Jim Gabriel commented that when he moved in 1975, he was told that the OH HOA had put in a French drain outside his property line, on Association property, that solved the drainage problem on his property. 30+ years later that French drain is failing. Pooling water has required instillation of a new fence and landscaping. Mr. Gabriel is concerned about possible damage to the foundation of his home. Mr. Gabriel requested a commitment from the Board to replace the French drain that the HOA had installed some 30 years ago. If the HOA does not agree then Mr. Gabriel will install it himself on Association property. Director Erzen will review the area and will present options to the board. Any drains would need to be installed in late spring once the ground dries out.

Homeowner Kristen Hamen questioned why Association dues are assessed in November at the same time as property taxes and the holiday season. It would be very helpful if dues assessment could be moved to a less finically strenuous time of year. Director Smith replied that the Board does not know why the date is set in November. He will follow up to will find out why it is November and if the Association is allowed to move the date.

III. APPROVAL OF MINUTES

Revisions made to the January 4th Board Meeting minutes. Director Bourne will update and email to the Board for review. Minutes will be published in the February newsletter as "draft".

IV. FINANCE COMMITTEE

Finance committee is developing a multi-layer process with two goals: A) to make sure new expenses are budgeted for and approved, and B) to ensure that each department budget integrates efficiently with the master HOA budget.

V. BETHANY MITIGATION

The State Historic Preservation League of Oregon has required Washington County enter into "mitigation" with Oak Hills. The goal of mitigation is, literally, to mitigate the negative impact that Bethany Blvd will have on the entire neighborhood of Oak Hills. The Board has created a Mitigation Committee to work directly with the County. Members include Linda Kitchin, Darla Castagno and Gary Cooper. The Committee met with two Washington County representatives to discuss their ideas for mitigation, and our ideas for mitigation. This is the first of several meetings.

Washington County Scope: They are thinking something in the range of \$25,000. This could go towards preparation of the Historic District nomination, historic street signage, entrance signage, and new roof for the gym or new gym floors.

Oak Hills Scope: Linda Kitchin presented the plans from the 1993 and 2003 Rec center remodel and requested in the ballpark of 1 Million dollars for an improved Recreation facility. Oak Hills has completed one fundraiser to cover Historic Designation application costs, and will execute another if cost exceeds amount earned.

ACTION:

Oak Hills will continue to gather costs and negotiate favorable terms with the County.

VI. CAPITAL IMPROVEMENT – PLAYGROUND

Bourne will publish the Sand Removal Challenge article with age limit request of 15 yrs or older.

Bourne announced that long-time resident, Mrs. Charlotte Awe, would like to make a generous donation to bettering the playground facilities at the Recreation Center. Mrs. Awe raised four children in Oak Hills and spent countless hours at the Rec Center playgrounds. She would like to contribute to the enjoyment of generations to come, so that they might have the same experiences as her children.

ACTION

Bourne will work with Mrs. Awe to suggest either a new feature, or using the contribution as seed money to a larger undertaking. The Board warmly thanks Mrs. Awe for her thoughtful participation in making Oak Hills a wonderful place for children.

continued on OHHA Page 6

January 19, 2012 Minutes continued from OHHA Page 5

VII. CAPITAL IMPROVEMENT – FRONT ENTRANCE

Several months ago Director Smith wrote an article requesting suggestions from homeowners about improvement they would like to see in the neighborhood. One person suggested improving the curbside visibility and directional signage at the front entrance.

ACTION

The Board agrees with these recommendations and is working with Washington County to find a solution. The Oak Hills HOA does not have authority to paint curbs, arrows or install signage.

One homeowner requested that the Board resolve the marshy space at the bottom of the greenway. This wetland is caused by water drainage towards the bottom of several hills, and a natural spring. These are two natural elements that cannot be controlled. The board agreed not to install a drain system but instead research planting trees and/or other vegetation that could help with the wet ground.

VIII. CAPITAL IMPROVEMENT – RESURFACE OF GYM FLOOR

Director Erzen presented a bid of \$8,385 to grind down existing concrete and resurface with attractive topcoat and

epoxy. About every 5 years the epoxy will be refinished and added again. Directors expressed concern about the amount of glaring shine, non-athletic shoes scuffing or damaging the floor, and if the floor will be slippery and dangerous when wet.

ACTION

Director Erzen will contact Specialty Coatings US and request a sample location and a bid, as well as search for a second local option.

IX. CAPITAL IMPROVEMENTS – LIGHTING FOR RV LOT

Elizabeth looked into adding activity censored lights near the gate. However, there is no power out towards the gate and she has had difficulty finding a resource to install the lighting.

X. RESERVE FUND - POOL RESURFACING

Resurfacing the pool is a priority for the Board. The pool company contact is on vacation for the winter months and will return sometime in the spring. Topic is on hold until that time.

XI. NEWSLETTER

Director Schnoor outlined content for the February newsletter.

XII. ADJOURNMENT

Director Smith moved to adjourn. Motion passed without objection. Meeting adjourned at 9:15pm.

Approved Minutes:

Oak Hills Home Owners Association Meeting -- January 24, 2012

MINUTES OF THE BOARD OF DIRECTORS' MEETING OF THE OAK HILLS HOMEOWNERS' ASSOCIATION HELD ON JANUARY 24TH, 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, Secretary
Mrs. Elizabeth Chapin, Director
Mrs. Michelle Schnoor, Director
Mr. Brad Buchholz, Director
Mr. Joe Welsh, Director

ABSENT:

Mr. David Busby, Director
Mr. Jim Erzen, Director

Owners as listed on the sign-in sheet.

I. CALL TO ORDER

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

II. REQUEST FOR DIRECTOR RESIGNATION

At the December 7th Board Meeting, homeowner Micki Sparr requested an apology or the resignation of Director Schnoor for a Code of Conduct violation. Each Board Director stated their disagreement with this request, therefore the request is denied. President Kitchin stated that Michelle is a hugely valued member of the Board and thanked her for all she does for the Association above and beyond the call of duty. Statement met with audience applause.

IV. RDR REVIEW RECOMMENDATIONS

The Board made decisions regarding recommended changes to the Bylaws.

XII. ADJOURNMENT

Director Bourne moved to adjourn. Motion passed without objection. Meeting adjourned at 9:08pm.

Now Hiring Summer Rec Employees

Lifeguards: Must be 15 years (sophomore) or older & Red Cross Certified

Swim Lesson Instructors: Red Cross WSI certification preferred

Swim Team Coaches: Competitive team experience required

Supervisors: Experienced lifeguards only

Party Hosts: Willing to have fun with kids!

Please contact:

Doug Castagno
OHHA Director of Recreation
503-645-4303 or oakhillsrec@aol.com

Approved Minutes:

Oak Hills Home Owners Association Meeting -- February 1, 2012

**MINUTES OF THE BOARD OF DIRECTORS'
MEETING OF THE OAK HILLS HOMEOWNERS'
ASSOCIATION HELD ON FEBRUARY 1ST, 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, Secretary
Mrs. Elizabeth Chapin, Director
Mrs. Michelle Schnoor, Director
Mr. Brad Buchholz, Director
Mr. David Busby, Director
Mr. Jim Erzen, Director
Mr. Joe Welsh, Director

BY INVITATION: Mr. Chad Crosby, President
Mr. Alex Knauss, Vice President of Business Development
CONSERVATION COATINGS, LLC
Mrs. Diane Wood, Community Manager CMCA, AMS,
PCAM, CAMP
COMMUNITY MANAGEMENT, INC. AAMC

Owners as listed on the sign-in sheet.

I. CALL TO ORDER

The meeting was called to order at 7:04 pm by President Kitchin.

II. RECREATION CENTER FLOOR – CHAD CROSBY & ALEX KNAUSS

Crosby and Knauss presented their proposal for the application of an epoxy coating to the concrete gym floor that results in a slip resistant product that is durable and can last from 5 to 15 years. It has been used at Valley Catholic and Nike in Beaverton. The floor can be painted with numbers and lines; and can be cleaned by dust mopping and light washing. It can be effectively repaired by doing spot repairs (cutting out a portion and patching). The approximate cost is \$9,000.00 and includes a one year warranty. Long term maintenance is to apply another epoxy coating in approximately 10 years @ \$5,000.00 if needed.

III. COMMENT FROM HOMEOWNERS

Homeowner Micki Sparr submitted her statement to the Oak Hills Homeowners Association.

A few owners asked why the videotaping is important to Sparr, and why the Board does not want to taped in the meetings.

Homeowner Bella Dvir asked if the speed signs will be moved to other areas. The Board responded that the signs will be moved on a routine basis noting that the data received from the traffic monitors will support where future traffic slowing procedures should be located.

Homeowner Julia Bray stated she does not understand why the Board was opposed to videotaping. Mrs. Bray suggested that posting video of the meetings online would be helpful for residents who do not attend meetings. President Kitchin explained that online viewing was never the intended use of the video. Kitchin also noted that videotaping was acceptable but a

procedure (signing of an agreement) had been put in place that would not allow the videotape to be modified without mutual consent. Sparr had refused to comply with the original or revised agreement. The Board later banned the use of video altogether.

Homeowner Brooke Bryant relayed that she is sad and has an uncomfortable feeling regarding the politics of the Oak Hills Homeowners Association based on what she has read in the newsletters. Kitchin stated the Board is a group of nine that love the neighborhood, work hard and dedicate their time to the community. As representatives of the community, they may find they need to obtain legal advice from time to time to ensure they are meeting their fiduciary responsibility.

IV. APPROVAL OF PREVIOUS MINUTES AGREED

Bourne moved to approve the minutes from the meeting held on January 19th, 2012 with revisions as stated. Motion seconded and carried with Busby and Welsh abstaining. The Board of Directors will send a final copy to CMI for archiving. Bourne moved to approve the minutes from the meeting held on January 24th, 2012 with revisions as stated. Motion seconded by Buchholz and carried with Busby and Erzen abstaining. The Board of Directors will send a final copy to CMI for archiving. The Board of Directors will review the January 4th, 2012 meeting minutes at the upcoming Board Meeting.

V. FINANCIAL REPORT

Treasurer Smith reported on the current financial statement of December 31st, 2011. Smith noted the Association is carrying a high balance in their bank account and must review alternate investments to ensure all the funds are covered by FDIC insurance.

The Annual Review for 2010/2011 is still in progress with Currie and McClain.

CMI Wood presented the Vial Fotheringham collection report to Dan Smith and Linda Kitchin.

VI. COMMITTEE REPORTS

A. Communication – Michelle Schnoor

- Has gathered volunteers to assist with a deck building project at the home of an Oak Hills owner.
- Continues to work on the press release for the traffic speed signs and the results of the traffic survey data.

B. Recreation – Dave Busby

- Movies are being shown at the Recreation Center on Fridays.
- Gym is booked for use on a regular basis.

C. Internal Affairs – Brad Buchholz

Buchholz and Kitchin had a meeting with the parties who had violated the following rules: Dog off Leash, Behavior Exclusion

D. Special Events – Linda Kitchin

- The 4th of July theme will be the Olympics.
- The contract with the fireworks vendor, Western Fireworks is being reviewed.

E. Architectural Review – Joseph Welsh

- Received an application for a fence extension from 4 feet to 6 feet.

continued on OHHA Page 8

January 4, 2012 Minutes continued from OHHA Page 7

- Welsh will write an article for the next newsletter highlighting the need to keep architectural changes aligned with the historical design of Oak Hills.

F. RV Lot/ External Affairs– Elizabeth Chapin

- Only three (3) RV lot users have not paid their fees.
- Locks and codes had been changed as of today.
- Gathering three (3) bids from electricians to install timers on the lights.
- With the support of Darla Castagno, they have been able to influence Washington County to consider changes in sidewalk plans and TRI MET bus stops.
- CMI Wood reported BPA has submitted certain contracts for the Association’s signature relative to use of the corridor. President Kitchin noted the BPA concern may be moot as she has recommended that paths in alternate areas other than the corridor be designated for use.

G. Secretary – Sara Bourne

- Posted all relevant information on the website.
- Is organizing a Volunteer Day for March 10th from 10:00 am to 12:00 noon to remove the sand from under the swings in the playground area.
- An owner has donated funds to playground improvements.

H. Maintenance – Jim Erzen

- The tennis gate was vandalized recently and repairs were \$500.00.
- The drainage that was recently installed by the tennis courts has not been entirely effective and further work will be needed.
- The installation of the pool fence is nearly complete (towel and flower pot hooks remain to be installed).
- A drip irrigation system will be installed to water the flower pots.
- The Maintenance Manager repaired the pool gate door.

VII. MITIGATION WITH WASHINGTON COUNTY

President Kitchin and Mitigation Committee members had met with representatives from Washington County to discuss their offer to financially partner with the Association in support of certain improvements/enhancements. The Board discussed various applications of use such as, the posting of historic design signs; contributions toward the application for Oak Hills to be designated as a Historic District on the National Register; beautification of Bethany, etc.

VIII. RDR REVIEW

The February 16th Work Party meeting will be designated to meet with the RDR Review Committee and discuss Committee feedback to Board decisions.

IX. IMPROVEMENT FUND

- Gym Floor - table until more information is gathered about installing roll-up doors.
- Playground Sand – Removal Challenge is March 10th Swampy Area in Greenspace- The “Big Tree Company” will come to assess the swampy area and recommend landscaping and where to plant sequoia trees.
- Common Area Sidewalks - Board realizes this is an issue and would like to address as a Reserve Fund expenditure.

X. RESERVE FUND

- Pool - still waiting for pool construction company to return from vacation.
- Signs for the Rec Center – Director Bourne will run the product of new signage for the Rec Center.

XI. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:30pm.

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