



Oak Hills Home Owners Association News

March 2013

www.oak-hills.net

Rain or Shine, Hunt Easter Eggs on Sat., March 30

by Linda Kitchin, OHHA President

The Annual Easter Egg Hunt will take place come rain or shine on Sat., March 30. Everyone should meet at the volleyball court by the Rec Center at 10 a.m. for the egg hunt which will start with ages 3 and under; then 4-year-olds and kindergartners; followed by 1st and 2nd graders; and finishing with 3rd, 4th and 5th graders. Bring your camera, since the kids get a chance to meet the Easter Bunny.

Children can submit their entries to the coloring contest on arrival and prizes will be awarded in the same age categories as the Egg Hunt. Download the coloring image from www.oak-hills.net or get a hard copy from the box by the Rec Office door.

Thanks to the Kitchin and Hoffert families for once again organizing this fun event.

Applicants Sought for New Architectural Review Board

by Sara Bourne, OHHA Director

One of the new regulations that passed a 75% community vote threshold in October is the requirement for Oak Hills to establish a permanent committee called the Architectural Review Board (ARB). The ARB must consist of three or more members with one member serving on the OHHA Board of Directors. It is preferable that the new Architectural Review Board be up and operational by the time our new CC&R's record, which is expected in April. There is much work to be completed before this time.

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TriMet Considers Route Change to #47

by Kristin Parks, OHHA Secretary

TriMet has notified the OHHA Board that they are considering re-routing Bus Line 47 so that it no longer runs through Oak Hills. This would be one of several changes proposed as part of their Westside Service Enhancement Plan. Line 48 would continue to run on Cornell Road, with a stop at the main entrance to Oak Hills on the corner of Cornell road and 153rd Ave.

Tom Mills, a senior planner with TriMet, will present information and take community feedback at the March 6 Board meeting, 7 p.m. at the Oak Hills Church.

Help Wanted: Aquatics Manager

An experienced individual to manage the neighborhood pool facility and to provide oversight to the associated swimming programs. This is a full time position for the summer (mid-June through early Sept.) with some week-end work before and after the summer also expected.

The ideal candidate should have experience in competitive swimming, swimming instruction, pool safety and will be a certified lifeguard. WSI, CPR (preferably for the Professional Rescuer) AED, First Aid, and Lifeguard Training (or state recognized equivalent) desired. Duties will include oversight of the pool lifeguards including hiring and scheduling. Salary to be negotiated dependent on qualifications and experience.

Please direct all inquiries to:

Dan Smith, OHHA Board Vice President
dan@comsmiths.com or 503-690-7597

Location: Oak Hills neighborhood, Recreation Center,
NW 153rd Ave., Beaverton, OR

Historic Nomination Goes National

by Sara Bourne, OHHA Director

It's official! Our historic district nomination is being kicked up to the national level. On Feb. 14th the State Historic Preservation Office (SHPO) presented our nomination to the State Advisory Committee on Historic Preservation (SACHP). The SACHP voted to approve the nomination for Oak Hills to become listed on the National Registry of Historic Places. With the approval of SACHP, SHPO will submit the nomination to the National Parks Service. The National Parks Service will make a final decision regarding Oak Hills' historic designation within 45 days of receiving the nomination from SHPO. This decision is expected in June.

The quarterly meeting was held at Oak Hills Church on Feb. 14th. Kirk Rancetta, of URS, the firm who wrote our nomination, along with several officials from the State Historic Preservation Office and Historic Preservation League of Oregon testified as to why they believe Oak Hills deserves this national designation. Several members from the Oak Hills Community also gave testimony about why they believe that Oak Hills should be nationally recognized. No community members testified against the designation. Then, each member of the SACHP asked questions or spoke about why they believe Oak Hills nomination should move forward. Of the nine Governor-

appointed Committee members, only two had reservations and voted against the nomination.

The level of anticipation, positive energy, and temperature in the room was intense. Everyone could sense that something momentous was happening. It was an amazing experience to listen to public officials and community members alike speak about the valuable, unique and intangible aspects of living in Oak Hills, and why it is such an important place to protect. I was filled with pride for my community, and so wished more of the community were there to witness the event.

There are several important benefits that come along with this national designation, should it be applied to Oak Hills. Becoming recognized at the national level provides Oak Hills at the neighborhood level with protection from local governments. State and federal laws require their agencies to examine their project's impact on historically listed properties. We've seen how important that is already, and we're not even nationally listed yet. For example, this federal protection required Washington County to enter into mediation with SHPO and Oak Hills and resulted in Oak Hills receiving \$22,500 for the historic district nomination, \$3500 for historic district signage, plus \$2500 towards rehabilitation of our entry sign and

15 trees to replace those that have been removed long Bethany. Metro will also be required to confer with SHPO about the impact of the Westside bike commuter trail on Oak Hills. In addition, there are several voluntary federal and state tax incentive programs for individuals and the Association, and grant money that can be applied for when available. Other benefits can be found on the SHPO website page for Oak Hills' historic district nomination. There is a direct link from the home page at oak-hills.net. There are no Federal, State or County restrictions as a result of becoming listed on the National Registry.

The most important benefit, in my opinion, is what this national designation could mean to the community and culture in Oak Hills. We all know there is something special about this place. Sometimes we may forget, but there's no place quite like it. This national designation can, and should be a source of immense community pride and renewed enthusiasm. Our community is in a period of natural change. This designation affords us the opportunity to look within our neighborhood to reflect on the past and look to the future, and celebrate why Oak Hills is so special to each of you.

This is a historic event for Oak Hills. Keep your fingers crossed!

2nd Annual Céilí in the Park

Sat., March 16 from 4 - 7 p.m. at the Rec Center

Irish or not, join us for this new, festive Oak Hills tradition for St. Patrick's Day. This is an all-ages event, so bring your family and enjoy music from the traditional Irish band, Roughy Hewn.

Céilí in the Park will be a potluck. OHHA will provide dessert, so please bring an appetizer, main dish or kid-friendly entree. Beverages are encouraged but please limit adult beverages to wine and/or beer only.

Now Hiring Summer Staff

by Dan Smith, OHHA Vice President

The Oak Hills Recreation Center is now taking applications for the upcoming summer season. Available positions and requirements as follows:

Lifeguard - Red Cross Lifeguarding certified, at least 15 years of age and completing sophomore year.

Swim Lesson Instructor - Red Cross Water Safety Instructor certified.

Party Host - At least 15 years of age and completing sophomore year, good with kids.

If you are interested in applying, please contact:

Dan Smith

OHHA Board Vice President

(503) 690-7597

dan@comsmiths.com

Help Wanted: Tennis Instructor

Oak Hills is accepting applications for a summer tennis instructor. The instructor will teach two 1-hour classes per day, 4 days a week (Mon-Thurs.) starting the end of June and continuing for 6 weeks.

There are three 2-week sessions for Oak Hills residents ages 8+. One class is for beginner students and one is for intermediate students.

Pay commensurate with experience. The preferred candidate has experience both working with children and teaching tennis.

Please direct all inquiries to:

Dan Smith, OHHA Board Vice President
dan@comsmiths.com or 503-690-7597

Location: Oak Hills neighborhood, Recreation Center, NW 153rd Ave., Beaverton, OR

ARB Applicants,

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Therefore, we are putting out the immediate invitation for Oak Hills homeowners to apply to serve on this committee.

The Board is looking for individuals who desire to preserve the character of Oak Hills, while constructively helping owners to improve their properties. All Oak Hills homeowners are invited to apply for the available positions. Per the new Article VII, a qualified Design Professional that does not live in Oak Hills may also be considered for the ARB, however it is preferable that all ARB members be property owners and residents of Oak Hills.

The charge of the ARB is to assist the Association with everything related to the approval of plans to materially alter the appearance of properties in Oak Hills, and to uphold the architectural standards outlined in the Oak Hills CC&R's. On a day-to-day basis you will be reviewing applications for fences, paint color, windows, etc. There are the occasional, however quickly increasing number of large-scale renovations such as the addition of a full second story, expanding over garage space and adding exterior living space. These will require a separate process. Additionally, and most importantly, this new ARB will be working with the Policy & Procedure Committee to develop a set of comprehensive design guidelines that support the regulations and requirements set forth in the CC&R's, as well as new procedures to guide owners, the ARB and Board of Directors through smooth application processes. All policy and procedure recommendations will be approved or modified by a majority vote of the Board of Directors.

If you are interested in serving on the Architectural Review Board please contact me and I will email or deliver to you a copy of all new Architectural Review provisions in the CC&R's and a more detailed description of the scope of work for the ARB.

Applications are requested as soon as possible. The Board will vote to approve all committee members.

Thank you very much for considering this service to Oak Hills! Please feel free to contact me with any questions and to request the ARB Application packet. I can be reached at 503-789-2048 or saraebourne@gmail.com.

Approved Minutes:

Oak Hills Home Owners Association Meeting -- January 9, 2013

MINUTES OF THE BOARD OF DIRECTORS' MEETING OF THE OAK HILLS HOMEOWNERS' ASSOCIATION HELD ON JANUARY 9TH, 2013 AT THE OAK HILLS CHRISTIAN REFORMED CHURCH, MEETING ROOM, 2815 NW FOREST AVENUE, BEAVERTON, OREGON AT 7:00 PM.

PRESENT: Mrs. Linda Kitchin, President
Mr. Dan Smith, Vice President
Mrs. Kristin Parks, Secretary
Mrs. Sara Bourne, Directors
Mr. Brad Buchholz, Director
Mr. David Busby, Director
Mrs. Elizabeth Chapin, Director
Mr. Jim Erzen, Director

ABSENT: Mr. Joe Welsh, Treasurer

BY INVITATION:

Mrs. Diane Wood, Community Manager CMCA,
CAMP, AMS, PCAM
Mr. Jed Spera, Community Manager CMCA, CAMP,
AMS

COMMUNITY MANAGEMENT, INC. AAMC

Owners as listed on the sign-in sheet.

I. CALL TO ORDER

The meeting was called to order at 7:05 pm by President Linda Kitchin. The Board members introduced themselves. It was reported that Community Manager Diane Wood will be retiring and Jed Spera will be taking over as community manager.

II. HOMEOWNERS COMMENTS/ISSUES

Amy Barton thanked the Board for the newsletter article regarding the Historic District and its clarification of the issues.

Micki Sparr made inquiry as to the preparation and dissemination of the newsletter article regarding the Historic District. The Board noted that those homeowners that had been working on the Historic District issue and speaking with experts had put the article together in order to make homeowners aware of all facets of this issue.

III. APPROVAL OF MINUTES

AGREED

Brad Buchholz moved to approve the minutes of November 15, 2012. The motion was seconded by Linda Kitchin and approved without objection.

Linda Kitchin moved to approve the minutes of December 5, 2012 as amended. Motion seconded by Sara Bourne and approved without objection.

IV. FINANCIAL REPORT

The Treasurer will provide a report at the next meeting.

V. COMMITTEE REPORTS

A. Internal Affairs - Brad Buchholz

Brad Buchholz reported that there was one homeowner issue that is being addressed.

B. Website - Dan Smith

Dan Smith reported that the website is being prepared for launch. It is primarily a document management system and will be accessed by homeowners via a username and password. The aesthetics of the website are also being addressed.

C. Events - Linda Kitchin

Linda Kitchin reported that the Holiday Party went very well. The Committee will now begin working on 4th of July activities.

D. Maintenance - Jim Erzen

Jim Erzen reported that a tree branch had fallen near the greenspace at the 143rd entrance. There are several trees in need of care in that area, and around the association. An arborist was consulted to provide a plan for tree care.

E. Architectural Review - Sara Bourne

Sara Bourne reported that there have been requests regarding fencing, decks and gable modifications. Sara Bourne asked the Board about the use of high-quality faux materials, as these were not specifically addressed in the CC&Rs. Discussion followed and a consensus was reached that faux materials were acceptable if they maintained the look and feel of the neighborhood in a manner similar to its real product counterpart, and the ARC had discretion in this matter. Sara Bourne asked for volunteers for the ARC Committee, emphasizing the need for additional volunteers to assist with the establishment of new ARC guidelines.

F. RV Lot - Elizabeth Chapin

Elizabeth Chapin reported that reminder notices for the contracts and payment have been sent. Codes for the RV Lot will not be given unless these are returned. Elizabeth Chapin asked all Board members to please not distribute the RV Codes to anyone without consulting her first.

G. Recreation - David Busby

David Busby reported that the first movie night of the year will be January 19th. David Busby thanked everyone that helped with the Holiday Bazaar. David Busby reported that the recreation calendar is full for January.

VI. UNFINISHED BUSINESS

A. Historic District

Kristin Parks provided a report on the Historic District, specifically regarding her research into the Washington County historic overlay that could potentially apply to Oak Hills HOA. Kristin Parks report included specifics regarding who may apply for the historic overlay, consequences of the historic overlay, and how homeowners may be able to opt-out

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Approved Minutes:

Oak Hills Home Owners Association Meeting -- January 17, 2013

MINUTES OF THE BOARD OF DIRECTORS' MEETING OF THE OAK HILLS HOME OWNERS ASSOCIATION HELD ON JANUARY 17, 2013 AT 7 P.M. AT THE OAK HILLS CHRISTIAN REFORMED CHURCH, 2815 NW FOREST AVENUE, BEAVERTON, OREGON.

PRESENT: Linda Kitchin, President
Dan Smith, Vice President
Kristin Parks, Secretary
Sara Bourne, Director
Elizabeth Chapin, Director
Jim Erzen, Director

ABSENT: Joe Welsh, Treasurer
Brad Buchholz, Director
David Busby, Director

BY INVITATION: Aisha Willits, Clare Fuchs and
Stephen Roberts, Washington County
Ian Johnson, SHPO
Peggy Moretti, HPLO

Owners present as listed on sign-in sheet.

I. CALL TO ORDER

Linda Kitchin called the meeting to order at 7:05 p.m.

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of the overlay, should it be approved. The Board discussed what issues of the historic overlay needed to be addressed and a punch-list of questions was developed for the meeting with representatives from SHPO and Washington County.

B. RV Lot Lighting

This item was tabled for the next meeting.

C. Gym Floor

Jim Erzen reported that a date for work to the gym floor will be set for March.

D. Bike Trail Committee

Elizabeth Chapin reported she had attended a meeting at another property regarding the Bike Trail. Elizabeth Chapin reported that the Association may have some say in certain design aspects such as parking and signage, but that there were some fundamental design aspects that the Association would likely not be able to change. Elizabeth Chapin noted that the Committee will focus on minimizing the impact of the trail on the Association.

VII. NEW BUSINESS

A. Reserve Fund/Improvement Fund

The Board discussed the reserve repairs/replacements for

II. HISTORIC DISTRICT

Question and answer session about the possible impacts of Washington County's historic regulations on Oak Hills should the neighborhood be listed on the National Register. A more detailed report of the discussion will be printed in the Feb. 2013 Board newsletter.

III. NEWSLETTER

Articles due Tuesday, Jan. 22. Discussed contents of February 2013 issue.

IV. REC TABLES

Oak Hills School has asked us to waive the \$3 per table fee to use our Rec Center tables for their fundraiser in February.

APPROVED: Jim Erzen moved and Linda Kitchin seconded a motion to allow the Oak Hills school to use OHHA tables for free one time in 2013 with a written agreement to pay for loss or damage of the tables. Motion passed.

V. EXECUTIVE SESSION - PERSONNEL

Linda Kitchen motioned and Elizabeth Chapin seconded to move into Executive Session at 8:57 p.m. for the purpose of discussing a personnel issue. Motion passed.

VI. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:49 p.m.

2013. Jim Erzen presented a repair/replacement plan that had been previously approved by the Board. The highest cost item for 2013 was the tennis court surface refurbishment. Jim Erzen will begin bidding this work out. Additionally, the Board discussed signage refurbishment and how best to approach this. Sample lettering will be purchased so that the Board can make an informed decision regarding the replacement.

The Board discussed other repairs/replacements/refurbishments that could be considered in the future utilizing the Association's improvement fund. Several possible items were discussed that included wireless internet access for the recreation center, internet and computer for the maintenance employee, recreation bathroom repairs/refurbishment, playground equipment refurbishment, notice board repairs/replacement, etc. Several board members were tasked with soliciting bids/quotes/information regarding these items to bring to the Board for consideration.

VIII. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:01 PM.

Approved Minutes:

Oak Hills Home Owners Association Meeting -- January 22, 2013

MINUTES OF THE BOARD OF DIRECTORS' MEETING OF THE OAK HILLS HOME OWNERS ASSOCIATION HELD ON JANUARY 22, 2013 AT THE OAK HILLS CHRISTIAN REFORMED CHURCH, 2815 NW FOREST AVENUE, BEAVERTON, OREGON.

PRESENT: Linda Kitchin, President
 Dan Smith, Vice President
 Joe Welsh, Treasurer
 Kristin Parks, Secretary
 Sara Bourne, Director
 Brad Buchholz, Director
 David Busby, Director
 Elizabeth Chapin, Director
 Jim Erzen, Director

I. CALL TO ORDER

The meeting was called to order at 7:01 p.m. by President Linda Kitchin.

II. HISTORIC DISTRICT

Discussed edits to the article about the historic district for the February newsletter.

III. EXECUTIVE SESSION

Joe Welsh motioned and Brad Buchholz seconded to move into Executive Session at 7:29 p.m. for the purpose of discussing a personnel issue.

IV. ADJOURNMENT OF EXECUTIVE SESSION

There being no further business for the Executive Session, the meeting was adjourned at 8:09 p.m.

V. CALL TO ORDER

The meeting was called to order at 8:09 p.m. by Linda Kitchin.

VI. HISTORIC DISTRICT

MOTION: Kristin Parks moved that the Board consult a land use attorney to determine if there is anything the Association can do to reduce its chances of being subject to Washington County's Historic Overlay regulations and fees. Motion was seconded by Elizabeth Chapin. Motion failed.

VII. RECREATION TRANSITION

Discussed logistics of managing the recreation program and Rec Center buildings after the resignation of Recreation Director Doug Castagno.

VIII. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:47

Westside Trail Open House
May 7 at Stoller Middle School

The final master plan for the Westside Trail will be finished based on public comments received at the last two Open Houses at Stoller MS and in King City on May 8. Interim reports will be available on the Metro website in March.

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	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

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