



OAK HILLS HOMEOWNERS ASSOCIATION BOARD NEWSLETTER

www.oak-hills.net

April 2011

Oak Hills Historic District? Questions and Answers at April 6th Board Meeting

The Board is inviting all homeowners with questions or concerns, both for and against Oak Hills applying to be put on the National Register of Historic Places to attend the next Board Meeting on Wednesday April 6th, 7pm, at Oak Hills Church.

Plan are being made to apply for Historic District status at the National Register of Historic Places. If we go ahead with an application to be put on the register we would be the first mid-century Planned Unit Development (PUD) in Oregon and possibly the country to receive such a designation.

The results of last month's survey revealed that many homeowners have questions that need to be answered so the beginning of the Board Meeting will be dedicated to a question and answer session. Cara Kaser from the State Historic Preservation Office in Salem will be present and we are also hoping to have a representative from Washington County also attend. This is our chance to clear up any misconceptions and educate ourselves in readiness for a homeowner vote on whether to pursue the nomination to become a Historic District at the Annual Meeting in May.

So please take some time to attend the meeting, get your questions answered and let us know your thoughts.

Important Survey Enclosed!

The OHHA Board of Directors appointed the RDR Review Committee to review our current governing documents and recommend updated language. The Research and Data Collection Subcommittee (R&DC) has gathered feedback from homeowners on their a website, from email, Town Halls, and committee meetings. Now it is time for a formal survey of all Oak Hills homeowners. This survey is an attempt to find out how every homeowner feels about the issues and concerns that have been raised.

Please take some time to complete the enclosed survey. Instructions are on the first page. **This survey is also available online at www.OakHillsBusiness.net.** Links to the survey can also be found on the RDR Review Committee website and on the Board website. Save us the data entry and take the survey on-line if you can. It's more fun that way, too!

Results from the survey will be posted on the RDR Review website at: <https://sites.google.com/site/ohhardrreviewcommittee/>. Please feel free to check the site often for updates work, the results of the survey, or to leave feedback on the Neighbor Forum.

We need your input. Please complete the survey today.

OHHA Annual Meeting Scheduled for May 10

All Oak Hills homeowners are urged to attend the upcoming Annual Meeting as there are three very important topics on the agenda that require your vote: Oak Hills becoming a Historic District, the review and potential edits of the Oak Hills CC&R's, and the election of three new Oak Hills Board Members. This meeting will be held on Tuesday, May 10th, at 7:00 pm at the Oak Hills Christian Reformed Church.

If you are passionate about Oak Hills, and have the time and energy to serve your neighborhood, we strongly encourage you to put your name in the hat to fill one of the three available board terms. The three board members whose terms are up are Pete Rauch (Director/RV Lot), Alan Lachman (Director) and Brad Buchholz (Director/Internal Affairs). Filling these positions, does not mean you will be filling their current position; at the next board meeting, all positions will be determined. Candidates for board positions must be Oak Hills' residents in good standing.

If you are interested in running for the OHHA Board, and would like your name on the official ballot, please contact Michelle Schnoor, anothermichelle@gmail.com or 503.758.8306, by Wednesday, April 6th. All candidates will be given the opportunity to have their biography included in the May Board Newsletter and will also be asked to review and sign the Oak Hills Board Code of Conduct. More information on both of these steps will be provided to candidates after they have provided their letter of intent. Candidates can also be nominated from the floor at the time of the Annual Meeting.

Letters will go out to all Oak Hills Homeowners in mid-April and will include an agenda for the Annual Meeting and the homeowner's proxy. If a homeowner would like to assign their proxy then CMI needs to receive the proxy at their office by the end of the day on Friday May 6.

If you decide that you want to designate a proxy you need to decide who to give it to. There are two main options:

1. Assign your proxy to a friend or trusted acquaintance who will attend the meeting. When that person checks in at the Annual Meeting they will be given their own ballot and your ballot. Remember, that person can then

vote however they wish.

2. Assign your proxy to the OHHA Board. Here is the explanation of what this means: When you assign your proxy to the Board, your proxy and the proxies of all others who assigned their proxy to the Board, are kept separate. When all of these proxies are collected they are divided up equally among the nine current Board members. So if 18 people turn in a proxy to the Board, each Board member will receive two proxies to vote as they wish. The proxies ARE NOT voted as a block based on a Board vote

Any homeowner who changes their mind can attend the Annual Meeting, revoke their proxy, and receive a ballot.

If you have any questions on this, please contact Michelle Schnoor, OHHA Board Secretary at :

anothermichelle@gmail.com, phone 503.758.8306.

Oak Hills Homeowners Association Board Meeting -- February 17, 2011

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

Owners as listed on the sign-in sheet.

I. CALL TO ORDER

President Kitchin called the meeting to order at 7:05pm.

II. HOMEOWNER COMMENTS.

Homeowner Micki Sparr indicated no changes could be made to the collection of proxies unless voted on by the community due to our CC&R's. Darla Castagno inquired if the Board has been able to get all the archives from Norm Rose, Kitchin will inquire.

III. APPROVAL OF MINUTES.

Smith moved to approve the minutes from the meeting held on February 2nd with the following correction:

"XII. ANNUAL MEETING

“The Board agreed that all proxies shall be delivered to CMI on or before the Thursday before the annual meeting.”

Motion seconded by Buchholz and unanimously carried.

IV. AUDIT.

No business to discuss.

V. CAPITAL IMPROVEMENT.

Discussion was held regarding improvement of the recreation center floor and other projects that funds from this budget line could be used for. A decision will be made after we know if the Bethany Blvd project is moving forward as that decision will dictate the status of the traffic calming devices also planned for from this budget. More research will be done on cost of floors and cost of lighting.

V. BETHANY BOULEVARD.

Washington County Board of Commissioners meeting is scheduled for Tuesday, February 22nd at 6:30 at the Public Services Building. Everyone is encouraged to attend and wear red.

VI. PAINT COLORS.

Since Rose is not at the meeting this item will be postponed for review at the next meeting.

VII. CODE OF CONDUCT.

Since Rose and Lachman are not at the meeting this item will be postponed for review at the next meeting.

VIII. HISTORIC PRESERVATION

An informational and Q&A meeting regarding Oak Hills as a Historic District was held earlier in the week with a fair amount of homeowners in attendance. Homeowner Darla Castagno shared that the next step is to write a survey for the Homeowners to gauge community support, as we cannot move forward unless the majority approve. Discussion was held about the Rummer Tour and Speaking Event Fundraiser, the next steps on the survey required as well as the additional research needed and additional financial resources needed to complete the nomination process.

During this discussion, Homeowner Micki Sparr made a “side comment” about the Board’s lack of support for the community and 3Not5’s efforts. Dan Smith objected to Sparr’s interruption of the meeting. He stated that he

felt that Sparr was speaking out during business to badger and taunt the Board. He characterized Sparr’s outburst defying the Chair’s call for order and refusal to be quiet as intentionally disruptive. Smith also stated that Sparr’s interruption of the meeting with accusations that the Board failed to support 3Not5 were untrue, known by Sparr to be untrue and were intended only to mock the Board and disrupt the meeting.

The Board determined a vote should be taken at the Annual Meeting in addition to circulating a survey within the Board newsletter before any additional steps are taken towards receiving this recognition.

IX. 3NOT5

Homeowner Micki Sparr scolded the Board for its failure to provide funds to 3Not5. It was argued that even in the absence of a proposal, or a need for the money, that the Board should have donated \$5,000. Prior to the Board’s meeting, however, a representative of 3Not5 Inc wrote to a Board member stating that given the advice of their attorney, they would not be able to enter into an agreement with OHHA to fund a portion of the traffic study. Further the 3Not5 representative advised that they expected to raise the needed money from contributions without OHHA support.

X. ANNUAL MEETING

Oak Hills Annual Meeting will be held on Tuesday, May 10th. CMI is to research a better means of collecting proxies for the upcoming meeting.

XI. MAINTENANCE UPDATE.

Erzen reported on the following: a tree has been approved to be removed from the RV lot, new tires need to be purchased for the Kaboda tractor with the money coming from the reserve fund, there was a leak in the Rec Center roof that has been fixed, new tennis court nets need to be ordered, new cedar chips for the playground areas are on order, new shrubs have been ordered, bulbs are coming up in front of the main sign and the 153rd sign, research needs to be done on the current treatment and health of the pine trees around the play area, and Sun Creek Little League will be using the fields this Spring.

XII. EXECUTIVE SESSION.

Kitchin motioned to move into executive session.

XIII. DISPUTE RESOLUTION.

The Board received a request from the Beaverton Dispute Resolution Center for mediation with Homeowner Micki Sparr. The contact at the resolution center works only on Wednesday's, from 5-7 pm, so communication, and making progress moving forward, has been difficult.

During discussion Sparr accused the Board members of conflict of interest, intentional attempts to hurt Sparr, association with individuals on the Pioneer, acting as agents of the Pioneer, rigging vendor bids, and withholding information. Sparr contended that the Board needed to mediate with her as the mediator would influence the Board to no longer co-deliver with the Pioneer. Sparr stated that the Board's relationship with the Pioneer was harmful to the Oracle and needed to stop, and Board members were dishonest and deceitful. Her request was for the Board to disassociate themselves from the Pioneer and reinstate the relationship with the Oracle.

Board members reacted to Sparr's allegation and no resolution was reached. Board members were clear they had no intention of making Board business decision based on threats of retribution. Further it was pointed out the Sparr's allegations were obviously contrived to serve her own interests that it was unlikely that mediation would be successful.

Much discussion ensued without any resolution. Kitchin will contact our Beaverton Dispute Resolution Center contact to discuss mediation and the civility between the entire Board and Sparr. Sparr indicated she would only discuss civility issues if all nine Board members participated at the same time making it an impractical solution.

XV. ADJOURNMENT

Erzen motioned to adjourn the meeting, Smith seconded. All agreed. There being no more further business the meeting adjourned at 8:51pm.

Oak Hills Homeowners Association Board Meeting -- March 2, 2011

The Oak Hills Homeowner's Association Board met on Wednesday, March 2, 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; David Busby, Director; Peter Rauch, Director; Jim Erzen, Director; Absent: 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.

CALL TO ORDER

The meeting was called to order at 7:08 pm by President Kitchin.

COMMENTS/ISSUES FROM HOMEOWNERS

Owner Micki Sparr read a statement to the Board (see attached).

Owner Hal Smith stated the Board should respond to Sparr's allegations.

Owner Amelia Barton expressed her appreciation of the time and dedication the Board contributes to the Association. Barton added that the results of the survey will be forthcoming.

Owner Sheila Brewer commended the Board for making a good business decision to contract with the Pioneer to distribute the newsletter as it saves money for the Association and they are a neutral party.

Owner Desiree Baldacci agreed with the Board's decision to have the newsletter distributed by a neutral party.

Owner Sheila Brewer questioned why Micki Sparr requested mediation with her to resolve a business decision made by the Board to contract with the Pioneer to deliver the newsletter rather than the Oracle.

III. APPROVAL OF PREVIOUS MINUTES AGREED

Smith moved to approve the minutes from the meeting held on February 17th, 2011.

Motion seconded by Buchholz and carried with Rose abstaining.

IV. FINANCIAL REPORT

Treasurer Smith reported Currie and McClain, PS are in the process of performing the 2009/2010 Audit. The Oak Hills Budget is on target and doing fine. Smith stated that he is reviewing the investment of CD's as well as FDIC limits that affect a few of the accounts. Smith plans to move monies from money market ac-

counts to CDs, i.e. \$100,000.00 would be laddered into three CDs with staggered maturity dates and will have a final recommendation at the next Board Meeting.

CMI submitted the Collection Report as prepared by Vial Fotheringham dated March 1, 2011 to the President and the Treasurer

V. COMMITTEE REPORT

A. Recreation – David Busby

Plans for the summer activities are underway - reviewing guards and swim team coaches; preparation of the 2011 Handbook, etc.

Pool is scheduled to open on May 31st, 2011.

A Rugby team requested use of the field during the spring but the schedule is completely full and their request cannot be accommodated.

B. Maintenance – Jim Erzen

General Tree will inspect the fir and maple trees.

The completion of the front entrance is dependent on the weather.

C. Special Events – Linda Kitchin

4th of July planning is on-going with the theme to be selected.

A notice will be placed in the newsletter calling for volunteers as Kitchin needs assistance with the collection of donations, etc.

Buchholz volunteered to assist Kitchin as needed.

Erzen will support Mark Watson with his list of duties.

Rose will arrange for and coordinate the fireworks presentation.

D. Architectural Committee – Norman Rose

No architectural applications have been submitted.

E. RV Lot – Peter Rauch

Seven (7) accounts are outstanding; eight (8) residents are on the waiting list.

F. Internal Affairs – Brad Buchholz

No complaints have been received.

G. Communication – Michelle Schnoor

Minutes have been posted on the website.

The website is gathering responses to the information previously posted regarding the Expansion of Bethany Boulevard.

The Survey and Town Hall information are on the website.

H. RDR Committee – Myra Lee (see attached)

I. Historic Preservation – Darla Castagno

Collecting data from a number of sources for the library.

VI. CAPITAL IMPROVEMENT FUND – PETER RAUCH

Rauch will review possible lighting improvements/modifications in the Recreation Center with Luma Design. The Board discussed whether the improvement fund should be used for the purchase of traffic calming devices or the installation of lighting and flooring in the Gymnasium.

AGREED

It was agreed the focus will be on obtaining assistance from Washington County for the traffic calming devices. As it may take up to a year to gather new traffic data and get a response from the County, it was agreed speed signs would be posted in the meantime.

VII. BETHANY BOULEVARD EXPANSION – NORM ROSE

Rose reported on February 22, 2011, the County Commissioners had approved the expansion of Bethany Boulevard to be a modified 4 lane – 2A version which reduced the width by six (6) feet and moved the bike lanes to be on the inside of the sidewalks. He noted the County plans to spend \$12 million to study the construction of an overpass. A group of the “3 NOT 5” Committee formed a separate and incorporated group, “3 NOT 5, Inc.”. They are represented by an attorney and are made up mostly of the owners whose homes are directly affected by the expansion.

VIII. PAINT COLORS

Rose stated a second reference book that holds the approved paint colors has not yet been assembled.

IX. CODE OF CONDUCT

Rose reported he did not have the Code of Conduct form with him

X. BEHAVIOR POLICY FOR RECREATION – DAVE BUSBY

Busby reported the drafting of the policy is still in process. Rose requested the Board review a draft of the policy.

AGREED

It was agreed the Board will review the draft of the Behavior Policy.

XI. ANNUAL MEETING

The Board discussed the concept of Oak Hills qualifying for a designation awarded by the State Historical Preservation Office (“SHIPO”). It was discussed further that it would be voted on at the Annual Meeting scheduled for May 10, 2011 and that SHIPO would be invited to make a presentation.

AGREED

The Board of Directors agreed the above noted ballot measure will be included on the notice of the Annual Meeting and will be voted accordingly. It was noted all notice information (ballot, nominations, and biographies) should be received in the offices of CMI on or before April 5, 2011 so they can be included with the notice.

XII. DISPUTE RESOLUTION – AWARDING OF CONTRACT

President Kitchin reported Micki Sparr had requested mediation between the Oak Hills Homeowners' Board and Sparr using the Beaverton Conflict Resolution Center as the mediator. The issue to mediate was OHHA Board members co-delivering the Oak Hills Newsletter and the Pioneer Newsletter, as Sparr believed it was a conflict of interest for board members to work with the Pioneer to deliver the Pioneer newsletter. Kitchin asked the Board if they had reason to believe that mediation is the appropriate avenue to conciliate a vendor/contractor who is displeased that they were not awarded a contract.

AGREED

Rose motioned to engage in mediation and dialogue with the owner of the Oracle. Motion failed for lack of a second.

XIII. DISPUTE RESOLUTION – CIVIL COM-

MUNICATION

President Kitchin reported she had spoken with Jim Brooks, Beaverton Mediation Department who stated he recommends a smaller group rather than the whole Board engages in the mediation. Discussion followed regarding the appropriateness of mediation to improve civil communication with Sparr.

AGREED

Schnoor moved that members of the Oak Hills Board seek mediation with Micki Sparr with the goal of having civil communication between the Board and Sparr during future interactions and publications. Buchholz seconded the motion. Motion failed with Busby, Rauch, Kitchin, and Rose and opposed.

Schnoor moved that members of the Oak Hills Board seek mediation with Micki Sparr with the goal of having civil communication between the Board and Sparr during future interactions. Rose seconded the motion. Motion passed with Busby, Rauch and Kitchin opposed.

XIV. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:17 pm.

Spring Maintenance

As typical for springtime in Oregon it seems like the daffodils emerge from the ground in early January but really don't start to bloom until mid-March. This year has been no exception with seemingly endless days of clouds and rain. Fortunately in spite of the wet weather the plum trees are starting to show their flowers and daffodils are blooming bright yellow with tulips not far behind. Daffodils and tulips were planted in the concrete Oak Hills sign at 143rd so take a detour if you normally go out one of the other exits.

After meeting with a professional arborist we noticed five of the smaller pine trees at the Rec Center that are either dying or diseased and will need to be removed by the maintenance crew. General Tree will be spraying the trees at the Rec Center this spring to make sure they stay healthy and pest free. As the rains subside the annual lawn care program of fertilizing and treating the soccer fields, Rec Center and 153rd entrance will start.

We will be ordering new tennis nets, cedar wood chips at the playground area and new pool furniture this

spring. We will also be replacing the green wooden fence on the south side of the pool since it has started to rot. There was some damage to the surface of one of the tennis courts over the winter due to the standing water that will need to be repaired. Since Sun Creek and Westview Little League will be using the baseball field for practice this spring the maintenance crew will be getting the field back into playable condition by spraying the weeds, roto-tilling and leveling the field.

The trees and bushes have been delivered for the landscaping on the west side of the 153rd entrance. We are just waiting for a few dry days for the ground to dry out a bit before planting. The trees include three Akebono flowering cherry trees similar to the ones at the tidal basin in Washington DC. There is one Scarlet Oak to be planted in the grass to match the east side landscaping and there are seven Blue Weeping Alaska Yellow Cedars to be planted in front of the sound wall. In addition to the trees, there are 30 rhododendrons of various varieties, 27 Viburnum of three varieties, Oregon Grape, Japanese Pieris, Himalaya Sarcococca and Boston Ivy on the walls. Many thanks once again to Gayle McArthur who drew the landscape plans and Ed Fredenburgh from Rose City Nursery who provided the trees and shrubs.

Please contact Jim Erzen if you have any questions.

RDR Review Committee holds Open Houses

In March 2011, the RDR Review Committee offered 2 opportunities for homeowners and residents to speak face to face on neighborhood matters that are of importance to them. These events were attended by 39 people who signed in to one or more of the sessions. The RDR Review Committee had a number of representatives on hand to hear homeowners' discussions, as did the Board. The audience showed a mix of demographics, but both events were largely attended by long term homeowners with a few of those with young families.

Some of the primary issues presented by homeowners included proxy vs. mail in ballots, reporting and enforcement of violations of current restrictions, garbage and recycling containers, chickens, sheds, removal of trees, on street parking, maintenance of sidewalks, and many others. Some concerns were strongly agreed upon

by the majority of people in attendance, and some of the opinions on topics were equally divided among homeowners.

The RDR Review Committee's responsibility is to reflect the views of the homeowners, and the purpose of the Town Hall was to listen to those views. Committee members deliberately avoided weighing in on the issues, except to answer questions related to our process. Either way, many of the same topics have been brought to the Committee time and again, at Town Hall meetings, via email, and through the website. These are the issues we know must go before the entire community before we can make recommendations to the board that reflect all who live here. If you would like to see a detailed summary of the issues brought to the Town Hall and viewpoints presented, please stop by the Project Updates page of the RDR Review Committee Website, <https://sites.google.com/site/ohhardrreviewcommittee/home>.

On a final note, the Town Hall events proved to be valuable in another way. Not only were the representatives from the RDR Review Committee able to really hear and take detailed notes on the issues and concerns our neighbors are facing, but homeowners with opposing views were able to speak, be heard, and hear others in an atmosphere of respectful and courteous discourse. Many homeowners commented aloud that the experience was very positive, and they felt as though the Town Hall helped bring our community closer together. Feedback forms indicated that additional Town Hall events were the preferred method for homeowners in attendance to provide additional feedback to the RDR Review Committee. Please be watching for another Town Hall opportunity so that your voice can be heard, and keep watch for the survey which we hope will be completed by a representative from every lot in Oak Hills.

April Thanks

Our thanks this month go to Andy Sisavic of Fastsigns Beaverton and an Oak Hills homeowner who has very kindly made numerous signs to keep us all informed of upcoming events. For example the 3 Not 5 signs against the widening of Bethany were designed and donated by Andy as well as the ones for the Historic Preservation meetings. We greatly appreciate his generosity on behalf of our neighborhood.

Disaster Preparedness Class Scheduled at Oak Hills Rec Center

As you watched recent events unfold in Japan, have you asked yourself if you are prepared? Everyone should take steps to keep themselves and their families safe in the event of an emergency or disaster. Do you know what steps your need to take?

If you are unsure, you should plan to attend the disaster preparedness training session on Monday, April 18 from 6:30 to 8:00 p.m. at the Oak Hills Rec Center. This class will be delivered by Beaverton CERT - Community Emergency Response Team.

Following a major disaster, first responders who provide police, fire and medical services will not be able to meet the demand for these services. People will have to rely on each other for help in order to meet their immediate life-saving and life-sustaining needs.

Beaverton CERT stresses readiness, and people helping people to do the greatest good for the greatest number. CERT is a realistic approach to emergency and disaster situations where citizens will be initially on their own and their actions can make a difference. Through Basic

CERT training, citizens can organize themselves and use spontaneous volunteers to manage utilities, put out small fires, provide basic medical first aid, search for and rescue victims calmly, safely, and efficiently.

At this meeting you will learn about 72-hour survival kits, free classes you can take on disaster preparedness and local support groups.

There is no advance registration for this class. Attendance will be limited to the available space

Summer Recreation Program books will be distributed directly to the doors of Oak Hills homeowners in April.

The main Recreation Program registration day will be Saturday, May 7, from 10 a.m. - 3 p.m. at the Rec Center. After that date, registrations will be taken during off-season office hours (Mondays 8-9 p.m. and Tuesdays 3-4 p.m.) and during all open swim hours once the pool opens.

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@frontier.net
Michelle Schnoor Secretary	Website	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