



Oak Hills Home Owners Association News

April 2012

www.oak-hills.net

Annual Meeting Scheduled for May 8th

by Linda Kitchin, OHHA President

All Oak Hills Homeowners are urged to attend the upcoming Annual Meeting on Tues., May 8 at 7 p.m. There will be a review of the past year's events and a chance to hear the plans the Board has for the rest of the year. There will also be a chance to hear from the candidates running for the positions of three new Oak Hills Board members, followed by the election for those positions.

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 forward to fill one of the three available board terms. The Board members whose terms are up are: Dan Smith (Vice President and Treasurer), Jim Erzen (Maintenance) and Brad Buchholz (Internal Affairs). Filling these positions does not mean that you will be filling the role that they currently perform, because at the Board meeting following the Annual Meeting positions will be determined.

Candidates for Board positions must be homeowners in good standing.

If you are interested in running for the OHHA Board, and would like your name on the official ballot, or if you have any questions, please contact Linda Kitchin, linda@kitchinonline.com, 503-466-2149, by April 11th. All candidates will be given the opportunity to have their biographies included in the May newsletter and will be asked to review and sign the Oak Hills Board Code of Conduct.

Easter Egg Hunt to Be Held Sat., April 7

by Michelle Schnoor, OHHA Director

Rain or shine, meet at the volleyball court behind the tennis courts on Saturday, April 7th. Not only is there an Easter Egg hunt, but you can also meet the Easter Bunny and participate in a coloring contest.

You can download the coloring sheet at oak-hills.net or pick up a hard copy in the box near the Rec Center office door. A special thanks to Amy Hoffert and Linda Kitchin for making this event possible.

We will start the Easter Egg Hunt with ages 3 and under at 10 a.m., followed by ages 4 and kindergarten, then grades 1 and 2, and then grades 3, 4, and 5.

Summer at the Rec Is Almost Here!

by Michelle Schnoor, OHHA Director

The much-awaited Oak Hills Summer Recreation Guides will be delivered at the beginning of April. If you do not receive one, please come get a copy at the Rec Center. In the Guide you'll find everything you need to know about summer events, concerts, swimming lessons, classes, birthday parties and the list

goes on and on. The primary registration day for all summer programs will be Saturday, May 5th from 10 a.m. - 3 p.m. Come early, bring your calendar, and be prepared to sign up for all programs as space is limited and all registrations are filled on a first-come, first-served basis.

If you are unable to make the Saturday, May 5th sign-up time, registration will continue during off-season office hours which are: Mondays, 8 - 9 p.m. and Tuesdays, 3 - 4 p.m. Registration will also be available during open swim hours beginning Memorial Day weekend.

Yard Debris Drop Box to Open April 28

by Jim Erzen, OHHA Director

The Oak Hills yard debris drop box will open Saturday, April 28 through October 28, 2012. The drop box will be open on Saturdays and Sundays from 9:00 a.m. to 6:00 p.m. \$10 stickers will be sold to defray part of the cost for the yard debris drop boxes. In order to discourage commercial landscapers or non-Oak Hills residents from using the drop box, we will be installing a chain and lock across the entrance to the maintenance yard. When purchasing the \$10 sticker, homeowners will get the

combination to the lock. After using the drop box, homeowners will be asked to reconnect the chain and lock. The stickers will be available during summer recreation sign ups on May 5, at the annual OHHA annual meeting, at the Rec Center during regular business hours and from OHHA board members.

Please remember that the drop box is for Oak Hills residents only. Commercial landscapers are not allowed to use the drop box, even if they are disposing of yard debris

from an Oak Hills home. The drop box contents are limited to yard debris such as grass cuttings, leaves, pine needles, weeds, branches, etc. Garbage, food waste, animal waste, sod, rock, ashes, stumps, lumber, dirt, plastic bags, etc. are not allowed. Limbs must be less than three feet in length and no larger than four inches in diameter. Branches should be cut down so they lay flat in the drop box. Oak Hills residents are encouraged to use the free bi-weekly curbside pickup for yard debris.

Thank You, Scott and Norma Wolf

by Michelle Schnoor, OHHA Director

Although the Neighborhood Watch program is not an official Board program for Oak Hills, we still feel the need to recognize and thank Scott and Norma Wolf for the years of service they have given to this important organization. We are sad to see them go, but are thankful for all the time and energy they have given to our community. We are also grateful for Jason and Linda Bender stepping in. Here's a note from Scott & Norma:

We want to thank the residents of Oak Hills for your support in the

Neighborhood Watch program. We will be stepping down from our position and handing it over to another Oak Hills couple who want to carry on the program. They are dedicated residents who believe in our community and want to see their family and fellow neighbors live in a safe, friendly and caring neighborhood. The new coordinators are Jason and Linda Bender. Jason and Linda have three children, with one who is just starting Oak Hills school. Linda grew up in Oak Hills and attended Oak Hill Elementary.

She wants the same safe and friendly neighborhood she had as a child to continue on for her children. The email will stay the same but the phone numbers have changed and are listed below.

Thank you for your involvement in a safer neighborhood. Please continue to report incidents and call the police and then Neighborhood Watch with any illegal or suspicious behavior.

*OHHAneighborhoodwatch@gmail.com
or new phone 503-575-5218.*

Rec Center Receives Improvements

by Jim Erzen, OHHA Director

The Oak Hills recreation center has seen a number of improvements over the past few years. In 2009, we had the old heaters removed and installed two new natural gas heaters with automatic thermostats. In 2010, the maintenance crew cleaned 40+ plus years of grime and dirt

from the interior walls then painted them a light yellow. In 2011, we had new fluorescent lights installed.

This spring the Board has approved resurfacing the floor with a polyurethane coating. The process uses a two-coat system with a

Herculan base coat and a top wear coat. Lines will be added for basketball and the Oak Hills logo will be added at center court. In addition to the floors, we will be replacing the basketball backboards. Work should be completed by the end of April.

Planning Begins for July 4th Celebration

by Linda Kitchin, OHHA President

Last month I wrote asking for help with organizing the July 4th celebrations. Unfortunately, only one homeowner came forward so I am sending out another plea for help.

July 4th is a big day in Oak Hills and takes a lot of organizing and volunteer help. In the past this has been done by one or two people and

we feel it would help if we had a team to not only oversee events of the day, but also to help with the prep work prior to the day. "Many hands make light work." Most of the events are set and ready to go, we just need a contact person to check in with the neighbors who run them. More involved would be organizing the parade or putting

together volunteer groups to collect donations at the entrances.

If you would be interested in giving even an hour of your time to help on the day, or to oversee one of the events then please contact me: Linda Kitchin, 503-466- 2149, linda@kitchinonline.com.

We really do need your help!

Thank You, Sand Changers!

by Sara Bourne, OHHA Director

The Board is overwhelmed with pride and gratitude to all of the awesome volunteers who showed up March 10th to dig out the sand from under the swings at the Rec to prepare the space for new bark chips.

These awesome volunteers attacked the sand with shovels, wheelbarrows and a tractor, and I wish I could tell you how many tons of material were

moved. Everyone worked hard and fast and cleared the sand in 2.5 hours. A truly impressive achievement!

Huge thanks to Charlotte Awe, Ken Swensen, David Matz, Wendy & Noah Straight, the entire Hehman Family, Gad Dvir, Joel Morrissette, Vanessa, Connor & Griffin Warrenn, Joe Welsh, Dave Busby, Aaron &

Sara Bourne, Dan Smith, Jim Erzen, Linda Kitchin.

The bark chips are in, and the space looks great!! We are working on a few final changes to the swing sets to improve the appearance and functionality, so look for more about that next newsletter. Check out our facebook page for Sand Removal Challenge pictures!

www.facebook.com/OakHillsHOA



Before, During and After



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 16, 2012

**MINUTES OF THE BOARD OF DIRECTORS'
MEETING OF THE OAK HILLS HOME-
OWNERS' ASSOCIATION HELD ON FEBRUARY
16, 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
Mr. Brad Buchholz, Director
Mr. David Busby, Director

ABSENT:

Mr. Joe Welsh, Director
Mrs. Michelle Schnoor, Director
Mr. Jim Erzen, Director

Owners as listed on the sign-in sheet.

I. CALL TO ORDER

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

II. RDR REVIEW RECOMMENDATIONS

The Oak Hills Board collaborated with RDR Review Committee members about which recommended changes will be put through to Legal Counsel. The Board and Committee discussed timeline and now target October, 2012 to hold a special meeting of the Association with the single purpose of voting on changes to our governing documents. Timeline of events to appear in March 2012 Board Newsletter.

XII. ADJOURNMENT

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

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

RDR Review Series:

CC&R's versus Policy & Procedures

by Sara Bourne, OHHA Director

This is the first in a series of articles designed to introduce the community to some of the key themes and topics that are central to changing the governing documents of Oak Hills. This first piece focuses on where rules and regulations should live within this set of documents. The RDR Review Committee has been working hard for over a year to recommend changes that reflect the needs of Oak Hills today. The Board is evaluating all of these changes. The Board is not deciding if they personally support the change suggested, but whether or not it should be put forward to the attorney for review and the community for vote. One of the criteria used in this evaluation is whether a rule/restriction should live in the Covenants, Conditions and Regulations (CC&R's) or in a new document in the works, called Policy & Procedures. The Policy & Procedure Manual will be a comprehensive guide to all existing and newly created Policies, and Procedure for following those policies. Policies and Procedures require a majority vote of the Board of Directors to change, whereas any tiny change to the CC&R's require a full homeowner vote with 75% of all votes cast approving the change.

The Board has decided on the strategy to grant broad regulation or authority in the CC&R document, and to move as much of the detailed implementation of a rule to the new Policy & Procedure document. There are several reasons for this approach. While opinions on the Board differ, each Board Director supports one or more of these reasons.

A) The CC&R's are intended to be the broad thematic rules that govern what members of the Association can, and cannot do. Each and every change to this document requires a full home-

owner vote with 75% of all votes cast approving. This is a high threshold, and it is intended to make the document difficult to change. Our most important rules should go here. Our most broad authority should be granted here so that the Association will have authority to add layers of regulation to reflect the desires of the community. Example: If the authority to regulate yard maintenance is not granted in the CC&R's, then the Board cannot enforce maintenance. Details about what "proper maintenance" means would be established in the Policy & Procedure document.

B) Our most important rules should go in the CC&R's as a way to protect them from changing. However, if rules are too detailed and specific, the Association will end up with regulations that don't make sense in modern culture. This is a large part of why we are undergoing this process today. For example, in-home businesses are strictly prohibited in our existing CC&R's. Today's reality is that many people operate businesses from home. A better solution would be to grant the Association authority to define what is acceptable as "residential," and have the Board create a Definition or Policy allowing in-home businesses that meet certain criteria.

C) The Board believes in the ideal that members of the Association should have the power to elect officials to the Board that will write Policies and Procedures that reflect their desires. If every single rule went in the CC&R's, it would be nearly impossible to change anything. Today, if a majority of members feel a certain way then likely the Board of Directors they elected will share those ideals. If not, members are free to elect new Directors who share their views, and those Directors can change policy and practice.

D) Cost. The Board increased the legal budget for this year in anticipation of this process. The total legal budget is \$12,000. \$2,100 has already been spent to deal with policy violations, leaving \$9,900 in this fiscal year to cover the RDR Review process and any other legal expenses that arise. We have legal bids ranging from \$13,000 to well over \$25,000. The final cost all depends on how many changes are put before the attorney for review, to the Association for vote, and integrated into a final document again by the attorney. It is an expensive process, and one worthy of the expense and time. However, the Board is being very judicious with your dollars and determining if the benefit of each change is great enough to support the investment. Moving detailed changes to the Policy & Procedure document while granting authority in the CC&R's is a way to lessen the cost of integrating everything into the CC&R's.

Status Update: The Board and RDR Review Committee have completed review, decisions, rebuttal and final decisions on almost all of the proposed changes. The Board is going to seek legal counsel about how to designate an Architectural Review Committee across all documents, and the possible implications and options for a departure from proxy voting. Once the Board receives feedback and makes a final decision, then a final comprehensive draft will be delivered to an attorney for legal review. Town Hall meetings will be held throughout the summer to educate members on changes that will be put to vote in October. This will be your opportunity to ask questions, discuss real impact of changes and formulate educated decisions to inform your vote. We hope to see you there!