



# Oak Hills Home Owners Association News

The official publication of the Oak Hills Home Owners Association

April 2014

[www.oak-hills.net](http://www.oak-hills.net)

## BOARD SUPPORTS DUES INCREASE

*BY BOB ERICKSON, OHHA TREASURER*

At the March 2014 Board Meeting, the Association's Board of Directors voted unanimously to recommend a \$75 increase in the annual assessment. If approved by a vote of homeowners at our annual meeting on May 13, our assessment would increase from \$475 to \$550 per year.

Why increase our assessment? Our current fiscal budget shows a deficit of about \$12,000 requiring us to access our limited operating general fund. We cannot operate on deficit spending. Without an increase, our choice for next year is to reduce funding for our overall operations. This could include less property maintenance, fewer recreational activities, including the pool and tennis facilities. We do not want to do that. We don't think it is in the best interest of our neighborhood and we don't believe that homeowners want us to do that either. At the March Board Meeting, I presented several funding models to enable us to determine what would be the best assessment increase to enable Oak Hills to continue our maintenance and recreational operations while meeting anticipated future across the board cost increases.

It was clear that without any assessment increase, we could run up a deficit every year

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**Please see related articles on  
Pages 4 and 5**

## JULY 4TH HELP NEEDED!

*BY DAN SMITH, OHHA PRESIDENT & SARA BOURNE, OHHA DIRECTOR*

There is a problem, and we need your help. For the last several years 4th of July operations have run like a well-oiled machine. Permits on file in January, volunteers sourced, Police and Fire charmed into donating time, parade a raging success, the list is long. Last May, Amy Barton joined the Board and took over responsibility for 4th of July planning. Unfortunately, Amy has had to resign from the Board and from 4th of July planning for personal reasons. Now, **we are in desperate need of someone to take over the reins, immediately.**

The good news is that the job has been left with a very organized list of to-do items and all the proper documentation and contacts in place. Someone just needs to step in and execute from a list of responsibilities and tasks. Whoever is in charge can bring in as

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## ANNUAL MEETING MAY 13

*BY DAN SMITH, OHHA PRESIDENT*

All Oak Hills Homeowners are urged to attend the upcoming Annual Meeting on Tues., May 13 at 7 p.m. at the Oak Hills Church. There will be a review of the past year's events and a chance to hear the plans for the rest of the year and ask questions.

There will also be a chance to hear from the candidates running for the positions of 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 available board terms. There are several positions open and you will the opportunity to participate in policy decisions for the neighborhood and help ensure that Oak Hills remains a first class community.

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# OAK HILLS HOA BOARD UPDATE

BY DAN SMITH, OHHA PRESIDENT

This will be an interesting six weeks for Oak Hills. Several important issues have arisen and how they are handled will have important consequences.

First, there is the request for an assessment increase. This request was approved by the Board at our last meeting and will now be sent to a vote. It requires approval by 75% of voting homeowners. I don't think this assessment increase request is a surprise. We have been talking about it for months. But now the time is here and we have to explain the issues so that you can vote the way you think makes sense. The problem is simple - there is not enough income to meet current expenses. We want to maintain current programs and even do more to spruce up our facilities. But we must not continue to draw down our savings to do it.

I am in the running for the most frugal person on the Board, and I have been insistent on building up cash reserves in case of emergencies. We have done just that in the past few years and now we have a bit of a cushion. But that cushion is our emergency fund for a short-term revenue shortfall, major uninsured damage, unexpected new government regulations, or other isolated event. It is not intended to pay for regular operating expenses. We need to pay our way and this new assessment will allow us to do that.

Further, we need to be able to take care of our common property in a manner appropriate to a first-class community. Our facilities are wearing out and need either drastic maintenance or replacement. The assessment increase will help.

I do not want any misinformation to obscure the reasoning behind this request or the financial situation we are in. Please contact me (or Treasurer Bob Erickson or any other Board member) at any time if you want to discuss the increase, have questions, or need additional financial information. We have been very careful with your money since the last increase five years ago and we have plenty of documentation. So, if you hear the assessment increase is for the Board's trip to Mexico or to pay for my chauffeur, please give me a call at (503)690-7597 or write me at [dan@comsmiths.com](mailto:dan@comsmiths.com) to discuss. The truth is we need the money so that Oak Hills can continue as it has in the past.

Another major issue is 4th of July planning. Unfortunately, Amy Barton recently needed to resign from the Board. We wish Amy the best as she takes care of some personal issues. However, Amy was handling the

4th of July planning, and this creates a setback where we thought everything was under control. The 4th of July celebration is a major event at Oak Hills and now we need help. One or two or more homeowners need to step up to make this work. It is not just something that we can hand off to another Board member. We need help to fill in and help us get this done. I am concerned about what will happen if we don't receive some assistance. Think about it and let us know if you can help.

Finally, on the subject of volunteering, there are several openings on the Board starting in May. It is unclear how many seats will be open, but Amy Barton has already left, Elizabeth Chapin's term ends in May, and the seat for Sara Bourne is open although she has indicated that she will run again. Despite what you might have heard, this is not a difficult job for anyone who is interested in our neighborhood. We have one meeting a month that lasts for two hours. Then, depending on your interests and talents, you might take on specific responsibility for an administrative area of Oak Hills. It is all worked out in a post-election meeting and I think most people find it rewarding and not particularly time consuming unless you want to handle recreation or another major function. It's a great way to get to know your neighborhood better.

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## 4th of July, *continued from Page 1*

many (unpaid and highly-appreciated) volunteers as they need to get the job done. This new leader will have the full support of the Board and regular volunteers and will be given a budget to make sure it all happens.

This is an URGENT call for someone to step up and take over leadership of the 4th of July. Without a leader all of the planning and preparation falls to the Board of Directors. Quite frankly we are all already swamped with work in our own areas and the recent departure of another Board member puts even more weight on our shoulders. The 4th of July needs a dedicated leader who can facilitate volunteers, make sure the right steps are set in motion, and oversee activities on the 4th.

This is not a difficult job (not too difficult anyway) but it is crucially important to Oak Hills. We are open to all kinds of alternatives including sharing the effort. Please contact me at 503-690-7597 or [dan@comsmiths.com](mailto:dan@comsmiths.com) if you would like to discuss. You and your family will have a front row seat at the fireworks and the gratitude of Oak Hills.

# BOARD OBJECTS TO COUNTY HISTORIC DESIGNATION

BY ELIZABETH CHAPIN, OHHA DIRECTOR

A plan to add Oak Hills to the Washington County Historic Overlay was included as part of the Washington County draft 2014 Work Plan as Item 2.20. The Work Plan describes planning projects, potential land use ordinances, and other Long Range Planning activities for the year. The draft plan was released last month by Washington County's Land Use and Transportation Dept., Planning and Developmental Services Division.

In response, the OHHA Board approved at the March 5 Board meeting that a letter be sent to the Washington County Board of Commissioners requesting that they not include Oak Hills in the County Cultural Resources Inventory, and accordingly not apply the County's Historic and Cultural Resource Overlay District. The text was provided by land use attorney Timothy Ramis, of the firm Jordan Ramis. The letter was sent prior to the March 21, 2014 deadline for comments on the draft Work Plan, so will be included in the staff report that will be presented to the County Commissioners at the April 15, 2014 meeting.

## HIRING LIFEGUARDS

Oak Hills is now hiring lifeguards for the summer season. Interested? Please contact Sheila Brewer at [sheilaohha@gmail.com](mailto:sheilaohha@gmail.com)

# GETTING READY FOR SUMMER IN OAK HILLS

BY CHRISTINA MATOUSEK, ACTIVITIES COORDINATOR

Spring break is upon us, which means summer is just around the corner! I'm looking forward to my first summer as the Activities Coordinator for the Rec. I am excited to meet more of my neighbors as the change in weather brings us all out of the house and over to the Rec area.

One of my new responsibilities has been the oversight of the Rec Center calendar. I am amazed by the number of rentals! The Rec building is used year round for birthday parties, basketball practice,

social events and other gatherings. It is great to know that the facility is getting used this much. Looking over the summer schedule from last year, I can see that I definitely will be busy! But I am always looking for opportunities to have the facility be used more.

I look forward to meeting new friends this summer. Be sure to stop by when the pool opens and check out the new bathrooms! They are going to be a great addition to our facility and a much needed renovation.

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## SUMMER UPDATE

BY SHEILA BREWER, OHHA DIRECTOR

**Summer Sign-Ups: Saturday, May 10 from 10 a.m. - 3 p.m.**

### POOL OPENS

Weekends: May 25  
Summer schedule: June 14

### ALL LESSONS

**Session One:** June 23 - July 3  
**Session Two:** July 7 - July 17  
**Session Three:** July 21- July 31

**Swim team starts:** June 16

### Other things to look forward to:

PRIVATE pool parties offered!  
Additional Dive-In or In-Gym Movies  
Stargazer Campout  
Summer concerts as always  
Themed dinner at the Rec  
Improved summer games program

**For Rec Center rentals and other recreation questions,  
contact [OakHillsRec@gmail.com](mailto:OakHillsRec@gmail.com)**

# TOGETHER, WE CAN DO IT

BY SHEILA BREWER, OHHA DIRECTOR

I write this article from my personal perspective as both a Board member and a homeowner. This is not intended to reflect the opinion of the full Board.

When Sara gave her report last month's meeting as to what was found in the showers and bathroom at the pool, I was not at all surprised. The photos looked identical to the shower I replaced two years ago in my house on Oakmont, built in 1964, 50 years ago. Anyone who has renovated a kitchen or bath, has replaced galvanized pipes, has had roots grow through lines, or has done electrical work knows what you find when you open the walls of a 50-year-old structure. The fact is, buildings built 40 or 50 years ago have reached the end of their life spans. They need major renovation and ongoing care.

We need to take a long, hard look at our Association properties and contemplate what really should be done. It is the Board's job to force the conversation, and it is a discussion that is long past due. Our facilities need to be brought up to code, at the very least. To be responsible, we need to reflect on the 2015-2064 needs of Oak Hills. This reflection must include enhancing the value of Association properties, how that in turn affects individual homeowner properties, as well as to best to serve the diverse population living here and the events we provide.

This issue was brought up and needed resolution in 1992, when the first vote was taken and voted down. Another plan was presented in 2002, and it, too, was voted down. Do we really think the need to deal with

our aging recreation facilities will become less critical in 2020, 2022, 2030? Someone, somewhere down the line is going to have to invest again in the vision that the developers had when Oak Hills was built.

Why not us, here and now?

The fear is that it will cost us money. Yes it will. The 2002 vote that seems like yesterday to me was 12 years ago. I remember the plan was for a wonderful new Rec Center, which would have been paid off in seven years by increasing our dues to a level still far below many other neighborhoods. If that proposal had passed, we would have had a new facility, free and clear, for five years already. Instead, we are exactly where we were in 1992 and 2002. Nothing has changed other than the fact that we are putting tens of thousands of our dollars into a space that is nowhere near adequate and is still far from up to code. These tens of thousands of dollars are a loose-fitting bandaid -- okay for a while, but not a long-term solution to the declining state of the property.

I want to make it very clear that I am not afraid. I believe we need to be working and thinking from a perspective of abundance...not lack. Collectively we have resources, knowhow and abilities that are unbelievable. We as a group are certainly capable of investing in Oak Hills' future. The builders of this neighborhood had an uncommon vision and living here and having all of this comes with a price. We have rested on the laurels what was built 50 years ago, and it is time to get up and do our part.

Let us ask ourselves, should we force Mark to work from a building that has had no work done on it for decades? Force every RV Lot user to move by hand a gate that is both heavy and inadequate protection for their property? Rent a gym with no insulation at all and an electric fuse box that blows if you even plug in a crock pot? A pool filter that is "working" when it makes that "loud bad sound"? Tiles that are slippery, showers that are so dank and dark we avoid them all costs? Electric systems that are so old there was no code when they were built and every event of any kind needs multiple extension cords crossing paths? Standing in water as you use the toilet? No storage? Inefficient heat? Windows in a game room that are not safety glass...in a rec room full of kids?! Leaky cement walkways that cause water to run down the inside of walls all winter? No ADA compliance anywhere? No facility or space at all for the senior population? The list goes on and on and on, just at the Rec Center. Our facilities simply no longer meet our needs and every system is falling apart. This conversation should not come as a surprise, we were warned in 1992 and 2002, and again now in 2014.

The Board voted to research our options at our last meeting. Expect to hear more as we work to see what really needs to be done. We want your positive thoughts to support us in doing what is right for Oak Hills and the diverse multigenerational group of people who live here.

This is an important issue and please take this to heart. What will be our

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# Together,

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legacy and what is ours to do? Will we just again pass the problem on to a different group of people (likely again most of us) in 5, 10, 15 years? Or will we choose to get it done? It is up to you, young and old, new homeowner, original homeowner and everyone in between.

I propose we embark on large-scale upgrades to our common properties. It is past time and will not become less necessary or less expensive. Every time you drive by our common properties, remember that they enhance where we live, our property values, and our quality of life. This is true if you use them or not. Not wanting to pay for a Rec Center or RV Lot improvement or other common property issue because "I don't use it" is like wanting a discount from an airline because "I" don't use the bathroom.

In addition to the positive part of what we have in our neighborhood is the responsibility to maintain and upgrade our property to a level that meets our needs as a group, not just as individuals. We must do the responsible thing for each other and Oak Hills as a whole, and not again delay another 10 or 15 years.

Together we can do what we cannot do alone. I, with many others, look forward with optimism and vision to common properties that serve all of us as we move from one phase of life into the next welcoming new families into our collective. This group mentality and striving for the common good is the reason Oak Hills is a neighborhood like no other.

# REC CENTER FACILITIES COMMITTEE TO BE FORMED

*BY SARA BOURNE, OHHA DIRECTOR*

1992, 2002, 2014. What do all these years have in common? In these years a group of people banded together to propose an overhaul to the recreation facilities of Oak Hills. As you have been reading, there is a growing initiative to get this process started again. We are faced with aging facilities (see "Facilities At A Crossroads", Board Newsletter March, 2014), changing community needs (such as ADA accessibility), and a growing number of neighbors that want a better facility at the heart of their neighborhood. If you are one of those people, then I need your

help. We are putting together a committee of neighbors to start the process of proposing a new facility. This work can't be taken on by any one person, or by the Board. This needs to be a grassroots effort with many, many homeowners volunteering to help. We need committee members of all ages, young and senior, to make sure the new facility meets the needs of our population for another 50 years. If you want a new recreation facility and are willing to help make it happen, **please contact** [sara.e.bourne@gmail.com](mailto:sara.e.bourne@gmail.com). I believe we can do this, together.

# MEMBERS CHOSEN FOR STANDARDS COMMITTEE

*BY DAN SMITH, OHHA PRESIDENT*

At the last Board Meeting, three individuals were named to the newly formed Internal Affairs Committee. Barbara McCann, Manuella Nichols, and Nancy Robbins were elected to serve a one-year term effective immediately. The Committee will assist Brad Buchholz in ensuring that community standards are being met. You can contact any committee member if you have any comments or concerns about enforcement of the CC&R's or other neighborhood problems, and they will assist you with a resolution.

There are many details that need to be worked out and Brad will begin meetings with the new committee in April. Look for further details, including contact information and procedures, in upcoming newsletters.

We are very grateful to Barbara, Manuella, and Nancy for volunteering their time and skills on this difficult task. This is an important step to meeting the Board's commitment to address enforcement of the CC&R's during this Board term.

# AROUND TOWN

BY ELIZABETH CHAPIN, OHHA DIRECTOR

## Bethany Governance Update

An update on the Bethany Governance Education Series was given at the March CPO-7 meeting. They wanted to make clear that this discussion, to last about one year to eighteen months, was not only about annexation, but also about governance as a whole.

Oak Hills is not included in the “soft boundary area” of Washington County for discussion, but is bounded by it both to the north by West Union and to the east by Bethany Blvd. The boundary area includes a population of 30,000 people, and the City of Beaverton has approx. 90,000 people now, so it would be a sizable increase.

Some of the pros stated to voluntarily annex to the City of Beaverton were the ability to have more say about what is happening around us, various economic reasons such as work force training, business assistance, economic development zones, as well as access to sustainability and community enhancement programs. Some cons would be an increase in property taxes, plus concerns about under-representation in the City of Beaverton’s governance system. The City of Beaverton has stated that they would be open to making changes to their charter to add representation to their council.

Some urgency to this discussion is due to HB 4078, which requires new urban reserved areas that are put into the urban growth area in 2018 must be developed by a city. Two areas recently added to the urban reserves adjoin the soft boundary area under discussion. If the soft boundary area is not part of the City of Beaverton, these new urban reserved areas will most likely be made part of the City of Hillsboro.

## Washington County Commissioners Election Approaching

Andy Duyck, the Washington County Chairman, is running against Allen Amabisca, a retired Intel analyst and Helvetia activist. For District 2, which includes that area of Oak Hills, Commissioner Greg Malinowski will compete with Oregon Institute of Technology professor Bob Zahrowski. Commissioner Bob Terry, who represents District 4 in the western part of the county, is being challenged by former Congresswoman Elizabeth Furse. The election will be May 20.

## 2014 School Bond Measure #34-219

Also on the May 20 ballot will be a \$680 million School Bond. Due to retiring previous bonds, this measure is expected to result in no increase in the District’s existing overall bond tax rate of \$2.11 per \$1,000 of assessed value for a projected eight years.

The \$680 million bond would address repairs, provide new capacity, modernize and renovate all facilities, improve safety and replace outdated learning technology, curriculum and equipment over a projected eight-year period.

The Beaverton School District will hold a series of School Bond Measure Information Nights on Monday, April 7, 2014 from 7 - 8 p.m. at Stoller Middle School and Wednesday, April 16, 2014 from 7 - 8 p.m. at Cedar Park Middle School.

## Westview High School Summer Acceleration & Enrichment School

Westview High School students will have the opportunity to choose from a handful of courses which will enable them to accelerate through our Westview’s math sequence, prepare them for the SAT exam, and/or learn about college application personal essay writing in preparation for what is next on their academic horizon.

The math courses are designed to meet State of Oregon Common Core

Learning Targets, as well as BSD and Westview High School Learning Targets. They are specifically designed to prepare students for success in the next course of Westview’s math course sequence, and will be taught by a Westview High School math teacher to ensure continuity. These courses are for Westview students only.

## DROP BOX OPENS

The Oak Hills yard debris drop box will open for the season on Sat., Apr. 26. It will be open on Saturdays and Sundays from 9 a.m. to 6 p.m. until Nov. 2. \$10 access stickers can be purchased at Summer Sign-Ups on May 10, or from any Board member.

## Annual Meeting,

*continued from Page 1*

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 Dan Smith, 503-690-7597, [dan@comsmiths.com](mailto:dan@comsmiths.com), by April 10. 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.



**Oak Hill Homeowners Association**  
**Architectural Review Form**

**RETURN FORM TO:**

Sara Bourne, Chair 15435 NW Perimeter Dr. [saraEbourne@gmail.com](mailto:saraEbourne@gmail.com)  
 Robert Erickson 15715 NW Oak Hills Dr. [robertkerickson@gmail.com](mailto:robertkerickson@gmail.com)  
 Rebecca Moon Leibowitz 2935 NW Eastway Pl. [rebecca@moonleib.org](mailto:rebecca@moonleib.org)

*Note: Scanned & emailed applications are preferred. Please email to all ARB members, or drop off printed applications, in duplicate, to one of the three addresses above.*

**DO NOT FILL IN SHADED AREAS**

Submittal Date:	Lot#:	<input type="checkbox"/>	Homeowner	(Name)			
(MM/DD/YYYY)	#	<input type="checkbox"/>	Renter	(Name)			
Phone #			Email				
Address of Home							
Address of Owner (for Renters only)							
Phone Number of Owner: (For renters only)							
<input type="checkbox"/> Initial Submission			<input type="checkbox"/> Previously Submitted-Appeal of Non Approval with changes addressed.				
<b>Check all that apply to this Application:</b>							
<input type="checkbox"/> Change Paint Color of House <input type="checkbox"/> Concrete Work <input type="checkbox"/> Replace Siding or Windows <input type="checkbox"/> Other			<input type="checkbox"/> Roof Replacement or Change <input type="checkbox"/> Structural Modification to Home <input type="checkbox"/> Deck or Fence Replacement <input type="checkbox"/> Shed/Outbuilding				
<b>Description of Improvements (Text Box will expand - Do not expand beyond this page!)</b> <i>(Attach additional pages if necessary, to include plans, drawings, additional information.)</i>							
<b>ACKNOWLEDGEMENT of Property Owners who are most affected</b> because they are adjacent and/or have a view of the proposed change. This signature does not imply approval or disapproval, but merely indicates an awareness of the applicant's intent. If any OBJECTIONS to this application arise, please discuss them with the applicant or notify the OHHA Architectural Review Board within 10 days of signing the Application form.							
Name:		Date:		Name:		Date:	
Address		Lot :		Address		Lot :	
Name:		Date:		Name:		Date:	
Address		Lot :		Address		Lot :	
<b>ACTION TAKEN BY THE OAK HILLS ARCHITECTURAL REVIEW COMMITTEE: (official use only)</b>							
Date:		<input type="checkbox"/> <b>Approved as Submitted</b> -The application and accompanying documentation is approved as submitted.					
Board Member Initials:		<input type="checkbox"/> <b>Not Approved</b> -The application and accompanying documentation is not approved and no work may commence. Homeowner must resubmit with additional information and/or changes made.					
Approval by the Oak Hills Architectural Review Committee does not relieve any homeowner from compliance with local building codes and regulations. Approvals subject to ten (10) day appeal period. Construction by the applicant during this appeal period is at the applicant's own risk.							

CUT OR TEAR ALONG FOLD  
TO SUBMIT  
ARCHITECTURAL REVIEW  
APPLICATION



# DRAFT BOARD MEETING MINUTES -- Mar. 5, 2014

MINUTES OF THE BOARD OF DIRECTORS' MEETING OF THE OAK HILLS HOME OWNERS ASSOCIATION HELD ON MARCH 5, 2014 AT THE OAK HILLS CHRISTIAN REFORMED CHURCH, MEETING ROOM, 2815 NW FOREST AVENUE, BEAVERTON, OREGON AT 7:00 PM.

**PRESENT:** Dan Smith, President  
Linda Marshall, Secretary  
Robert Erickson, Treasurer  
Elizabeth Chapin, Director  
Sheila Brewer, Director  
Brad Buchholz, Director  
Jim Erzen, Director

**ABSENT:** Amy Barton, Vice-President  
Sara Bourne, Director

**BY INVITATION:**

Tom La Voie, Community Manager CMCA, CAMP  
Denise Bower, President  
**COMMUNITY MANAGEMENT, INC. AAMC**

Owners as listed on the sign-in sheet.

**I. CALL TO ORDER**

President Dan Smith called the meeting to order at 7:00 PM.

**II. HOMEOWNER COMMENTS**

An owner questioned the cost of the 12 page newsletter. Dan Smith stated he could not remember off hand, but that it was the same as the cost quoted to the homeowner previously for the last 12 page newsletter.

An owner asked if the cell phone tower would be discussed and whether the OHHA would generate income from it being there. Smith stated that it was not on the agenda. Elizabeth Chapin gave a brief update, reporting that letters have been sent to Washington County, AT&T, and SHPO. The cell tower will not generate any income for the Association as the greenway property does not belong to the Association.

Dan Smith stated that the RV Lot proposal he had received earlier in the day would be discussed at the next meeting since the Board had not had the opportunity to review the proposal.

Sheila Brewer took the opportunity to introduce Christina Matousek, the new Activities Director. Brewer gave a comprehensive summary of Matousek's qualifications, ending with the bonus of being a resident of Oak Hills. She has extensive experience working with people of all ages, coordinating volunteers, and knowing how to utilize their skills set. Matousek will be using the Oak Hills Rec email

address, and Brewer will be setting up a new account that she (Brewer) will be using.

**III. APPROVAL OF MINUTES**

The minutes from the meeting of February 5, 2014 were reviewed. Smith commented that changes had been made and circulated to all of the Directors prior to the meeting.

**AGREED: Robert Erickson moved to approve the minutes of the February 5, 2014 as corrected. The motion was seconded by Jim Erzen and approved without objection. Linda Marshall abstained.**

**IV. TREASURER'S REPORT**

Financial Statement: Robert Erickson provided the Treasurer's report for January 2013. Erickson had prepared a spreadsheet comparing the year to date information with last year's numbers. Draft copies of the previous year's audit were distributed, and Erickson announced that the CPA from Currie McLain would be attending the April meeting to present the audit results. Erickson asked the Board to review the report, so that any questions can be directed to the CPA.

Sign Toppers: CMI has sent an invoice to Washington County to reimburse the Association for the purchase of street sign toppers designating the Historic District designation. Additional signs were purchased, totaling \$194.80. Washington County agreed to reimburse up to \$3,500, so the additional expense would need to be paid by the Association. Elizabeth Chapin reminded the Board that there were not to be any expenditures related to the Historic District designation. Erickson replied that the extra signs were purchased as replacements in the event of damage or vandalism. Future replacements would be funded by the reserve fund.

**AGREED: Bob Erickson moved that the Board approve the expenditure of \$194.80 for the additional street sign toppers from the Improvement Account. Linda Marshall seconded the motion, which passed without opposition.**

**V. OHHA ASSESSMENT INCREASE**

Erickson distributed a spreadsheet containing data drawn from last month's discussion regarding increasing homeowner assessments. The spreadsheet contained information based on annual increases totaling \$50, \$65, \$75 and \$100 over the current fees, and projecting the effectiveness of such increases each year for the next five years. Erickson stated that this exercise was meant to more easily ascertain which amount to present to the owners at the Annual Meeting. He pointed out that a \$50 increase would not be sufficient, with small surpluses the first four

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# Draft Minutes -- March 5, 2014 *continued from Page 7*

years. At \$65, there would be a surplus over the five year period, but not allow for any growth of services or increased salaries. Projects that have been on hold due to budgetary issues include landscaping at the Bethany and West Union entrances to the Association, life guard training, and a root growing through the barbecue area that needs to be addressed.

Smith stated that each September, the Board builds the new budget based upon the priorities that are set by the Board for the coming year. Erickson emphasized that the fees have increased, so that they , along with donations are now 22% of the total income for the Association. At some point, owners will go to THPRD instead of using the OHHA pool. Brewer stated that the original annual fee was \$100 for a house that probably cost about \$28,000. If a conservative selling price for an Oak Hills home today is about \$280,000, that annual fee would have inflated to \$1,000. Erickson surveyed area associations to determine what fees are charged and what services are offered. It was determined that OHHA fees are significantly lower based on the level of service offered.

Discussion continued on the merits of each incremental increase, and a straw vote was taken among the Directors present. Erickson stated that the Association cannot operate in a deficit situation, so without an increase in assessments, the Board would have to cut \$20,000 from next year's budget. Owners present stated that they would prefer an increase of \$100 over cutting programs. Erickson suggested that with a \$75 increase, there would be a cushion along with the ability to start to fix some things.

**AGREED: Jim Erzen moved to increase homeowner assessments by \$75 for the next fiscal year, with no time period stated before an additional increase could be considered. Bob Erickson seconded the motion, which passed without opposition.**

## V. APPOINTMENT OF INTERNAL AFFAIRS COMMITTEE

Brad Buchholz reported on the interview process for membership on the Internal Affairs Committee. Volunteers were solicited, and a total of five volunteers were selected to be interviewed for committee membership. Buchholz thanked all of the candidates who participated in the interview process.

**AGREED: Brad Buchholz moved to appoint Barbara McCann, Manuella Nicholas and Nancy Robbins to the Internal Affairs Committee, effective March 5, 2014. Each will serve a one year term. Linda Marshall seconded the motion, which passed without opposition.**

## VI. ANNUAL MEETING AGENDA

Smith announced that the Annual Meeting is two months away, and that the agenda will need to go out in April. The assessment increase will be on the agenda, and Smith asked the Board to think about other items that need to be covered at the meeting. The terms of Elizabeth Chapin and Sara Bourne will expire at the meeting. Smith reminded the Board that at the last Annual meeting three members were elected for three year terms, and one additional member was elected to fill a one year vacancy. Unfortunately, it was not determined at the time which of the four Directors elected was designated as the holder of the one year term. Two of the Directors elected last year volunteered to serve the one year term, Linda Marshall and Amy Barton. Smith suggested that the Board determine the one year position by paper ballot. The person receiving the most votes would be designated as the one year term holder, and therefore would have to run for reelection at this Annual Meeting. Board members present provided paper ballots to Manager Tom La Voie, who made the official tally. Amy Barton received the majority vote, so her term will expire in May, and she will be eligible to run for reelection.

## VII. ANNEXATION BY CITY OF BEAVERTON

Elizabeth Chapin reported that Washington County is reaching out to the City of Beaverton to annex some unincorporated areas. New development is being automatically added to Beaverton. Annexing Oak Hills would increase property taxes \$2.50 per thousand, or roughly \$500 per year for a home valued at \$200,000. Smith stated that the OHHA has taken no position on the annexation.

## VIII. WASHINGTON COUNTY ISSUE

Extensive discussion followed regarding the inclusion of the Oak Hills Historic District in the Washington County 2014 Draft Work Plan. The time to comment will end March 21. The discussion focused on the pros and cons of sending a letter to the County Commissioners based on the letter drafted by the land use attorney for OHHA.

**AGREED: Elizabeth Chapin moved to send a letter based on the previously written letter by our land use lawyer to the Washington County Commissioners. Sheila Brewer seconded the motion. Directors Jim Erzen, Sheila Brewer, Elizabeth Chapin, Brad Buchholz and Dan Smith voted in favor of the motion. Directors Linda Marshall and Bob Erickson voted against the motion. The motion passed 5 to 2.**

## IX. REPORT ON THE POOL SHOWER REMODEL

Dan Smith provided a brief update on the swimming pool

*continued on Page 9*

# Draft Minutes -- March 5, 2014 *continued from Page 8*

shower remodel project. The ceiling was found to be in good shape and no further issues have been found. The remodel project is now proceeding nicely.

## **X. DIRECTOR REPORTS**

Jim Erzen reported that the drop box will be in place on April 28. Tickets are currently being sold, and Board members will be given stickers in the near future.

Sheila Brewer submitted brief review of her report. All contracts are now in place. The tennis coordinator will be returning this year. There are two candidates for the open head swim coach position, and applications are open for life guards. The Swim Team governing group will meet in April to determine the meet dates. The summer calendar will be put together in April. There will be a couple of no-expense

events this year, including a life triathlon for youth. They are looking at using debit and credit card readers to reduce the amount of cash collected. Brewer also reported that the field and gym invoicing is now in place and is working. She thanked CMI for getting this issue under control.

Jim Erzen reported that one of the current catch basins at the tennis courts needs to be replaced with a larger one. He noted that he planted some maple trees at no cost to the Association.

## **XI. ADJOURNMENT**

As there was no further business before the Board, Brad Buchholz moved to adjourn the meeting at 9:02 pm. Jim Erzen seconded the motion, which passed with no opposition.

## **APPLICATIONS REQUIRED**

*BY SARA BOURNE, OHHA DIRECTOR*

This is the time of year people usually start thinking about sprucing up their home and yard. We have noticed a great deal of home improvement happening in Oak Hills, and have received surprisingly few applications. Here is a reminder of some of the projects that require an Architectural Review Board application:

- Exterior paint (including the same color)
- Windows
- Retaining Walls
- Decks and Porch Replacement
- Pergola or other permanent patio covers and structural elements
- Fence Replacement
- New Sheds
- Home Additions

Applications are available on the Documents page of the Oak Hills Website. As always, any member of the ARB is available to you to answer questions or review your project in advance of your application. Applications typically take between one and two weeks to receive approval. Please feel welcome to engage us in your project early. We are here to help you and to facilitate a beautiful Oak Hills. [Sara.e.bourne@gmail.com](mailto:Sara.e.bourne@gmail.com) 503-789-2048

## **Dues Increase,** *continued from Page 1*

for the next five years that could well total more than \$180,000. We then looked at assessment increases of \$50, \$65, \$75, and \$100 and how each could provide the necessary funding for our current and anticipated operating needs. The \$50 or \$65 increase appeared to only provide a very thin margin based upon our assumption of a multi-year low inflation rate. Unexpected costs or higher inflation could cause future budgets based on these models to unravel.

Why a \$75 increase? We based our decision on two objectives. One, we need to properly fund our operating expenses to meet the future needs of Oak Hills. Two, we need to provide a sufficient assessment increase to hopefully last up to 4 or 5 years without coming back to homeowners for an additional assessment increase. We believe that a \$75 increase can do both. This increase translates into about 20 cents per day, \$1.44 per

week, or \$6.25 per month. Another way to look at the increase is that currently the \$475 assessment is slightly less than \$40 per month; the new assessment would be about \$45 per month

We didn't come to this decision lightly. We believe that the judicious use of our money to maintain our community and to provide a wide range of services and activities is in everyone's best interest. The community property and services are what attracted all of us to Oak Hills. The value of our homes are to a degree enhanced by the proper maintenance of our common property. It is hard to place a value on the RV Lot, the use of seasonal dumpsters, community gardens, tennis courts, Recreation Center and the wide range of activities provided. But these are services and activities that we enjoy and use. The assessment increase should enable us enjoy these services now and into the future.

# HOP ON OVER TO THE EASTER EGG HUNT APRIL

BY DAN SMITH, OHHA PRESIDENT

The Annual Easter Egg Hunt will be held on Sat., Apr. 19 at 10 a.m.

Please meet on the green space by the tennis courts to join in the fun, and come prepared for rain or shine.

We will group kids based on age

with one group going after another. After each group we will announce that age group's results of the coloring contest. Copies of this year's picture can be found on the Oak Hills website and hard copies will be in the box at the Rec Center.

Let's hope for sunshine and a visit from the Easter Bunny in the bunnymobile.

Many thanks to the Kitchin and Hoffert families for organizing this event.

## DATES TO REMEMBER

### BOARD MEETING

Wednesday, April 2  
7 p.m. @ Oak Hills Church

### EASTER EGG HUNT

Saturday, April 19  
10 a.m. @ Oak Hills Rec

### SUMMER RECREATION SIGN-UPS

Saturday, May 10  
10 a.m. - 3 p.m. @ Oak Hills Rec Gym

### ANNUAL MEETING

Tuesday, May 13  
7 p.m. @ Oak Hills Church

## SUMMER RECREATION

The Summer Program Guide will be delivered to homeowners with the Oak Hills newsletter the weekend of May 5.

## ARCHITECTURAL REVIEW BOARD

Sara Bourne

503-789-2048 • [saraebourne@gmail.com](mailto:saraebourne@gmail.com)

Bob Erickson

503-645-4024 • [robertkerickson@gmail.com](mailto:robertkerickson@gmail.com)

Rebecca Leibowitz

503-367-2042 • [rebecca@moonleib.org](mailto:rebecca@moonleib.org)

## OAK HILLS HOME OWNERS ASSOCIATION BOARD OF DIRECTORS

Dan Smith President		2845 NW 154th Avenue 503-690-7597	<a href="mailto:dan@comsmiths.com">dan@comsmiths.com</a>
Open Vice President			
Bob Erickson Treasurer		15715 NW Oak Hills Drive 503-645-4024	<a href="mailto:robertkerickson@gmail.com">robertkerickson@gmail.com</a>
Linda Marshall Secretary		15135 NW Perimeter Drive 503-645-2366	<a href="mailto:linda@cmarshallfamily.com">linda@cmarshallfamily.com</a>
Sara Elizalde Bourne Director	Architectural Review & Communications	15435 NW Perimeter Drive 503-789-2048	<a href="mailto:saraebourne@gmail.com">saraebourne@gmail.com</a>
Sheila Brewer Director	Recreation	15129 NW Oakmont Loop 503-533-0825	<a href="mailto:sheilaohha@gmail.com">sheilaohha@gmail.com</a>
Brad Buchholz Director	Internal Affairs	15200 NW Perimeter Drive 503-533-5765	<a href="mailto:buchholz.brad@gmail.com">buchholz.brad@gmail.com</a>
Elizabeth Chapin Director	Urban Liaison & RV Lot	503-533-5403	<a href="mailto:chapin99@gmail.com">chapin99@gmail.com</a>
Jim Erzen Director	Maintenance	15368 NW Wooded Way 503-758-3847	<a href="mailto:jim.erzen@us.army.mil">jim.erzen@us.army.mil</a>

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