



# Oak Hills Home Owners Association News

The official publication of the Oak Hills Home Owners Association

June 2015

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

## SUMMER IN OAK HILLS HAS BEGUN!



*Eager swimmers open the pool.  
See Page 2 for more summer Rec info.*

The Oak Hills Community Center Renovation Survey closed May 28. **Hundreds** of Oak Hills residents took the time to share their opinions with the board. Names, addressees and lot numbers will be verified with CMI prior to analysis.

**Results will be posted on [www.Oak-Hills.net](http://www.Oak-Hills.net) by Jun. 15** and will appear in the July newsletter. Many thanks to everyone who took the survey!

## SPECIAL MEETING JUNE 16 AT OAK HILLS CHURCH

BY DAVID BOYD, OHHA DIRECTOR

The Board and Building Committee have consulted with our legal counsel at Vial Fotheringham in order to ensure the Rec Center vote is administered correctly, and to determine if there are any additional steps that need to be taken in order to secure financing. Our attorney has requested that Oak Hills pass an amendment to the CC&R's that would allow the Association to obtain financing and offer extended annual or monthly

payments options. This is an administrative change to the declarations that will allow the Board to obtain bank financing. Because this changes our governing documents, inclusion of this administrative article will require the approval of 3/4 of those voting in order to pass.

According to legal interpretation of our existing CC&R's, without the passing of this new amendment the

Rec Center assessment would need to be collected in one lump sum. The Board would not have the ability to offer extended payment options to the community under our current articles.

The Board and Building Committee believe that offering an extended payment solution is both appealing to the community, and an

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# SUMMER BEGINS AT THE OAK HILLS REC CENTER

BY SHEILA BREWER, OHHA DIRECTOR

**Pool Is Open** - Opening day was fantastic! Lots of kids and adults alike enjoyed the first weekend at the Rec Center. New and returning staff are excited for the summer and it looks like it will be yet another wonderful season. Be sure to look through the Rec Book so you can put on your calendar the important dates for the many social and community events we have in store for you.

**Rec Sign-Up** - Sign-up is still going strong! Classes and swim team are filling up so please register as soon as you can to ensure you get the classes you want! Email [oakhillsrec@gmail.com](mailto:oakhillsrec@gmail.com), stop by the office during posted hours, or

call Christina at 503-593-7386. Also, please be sure to register your family to save time through the link on the Recreation page of the Oak Hills website at [www.oakhills.net](http://www.oakhills.net).

**Online Registration** - I am happy to report that our registration program, JackRabbit, is working well. We look forward to a season of balanced books and strong registration numbers.

**Tennis** - Sign-ups are coming in and the camps and classes are growing strong. Our teen program is gaining speed, so please be sure to check it out. Also, due to your demands, we will be offering

evening classes through a wait list program. Please call the Rec Center at 503-593-7386 and get on that list if you prefer evening classes for all ages and levels.

**Swim Team** - Swim team starts June 15, with the mandatory parents meeting on Sun., Jun. 7. Please register ASAP. It looks like another great year for the 40-year-old tradition of Oak Hills. Our kids are swimming through the summer as one of the largest, oldest, and most successful programs in the league! Come one and all, ages 6-19! We have a fantastic staff, most of whom are returning from last year.

## IS YOUR PET A GOOD NEIGHBOR?

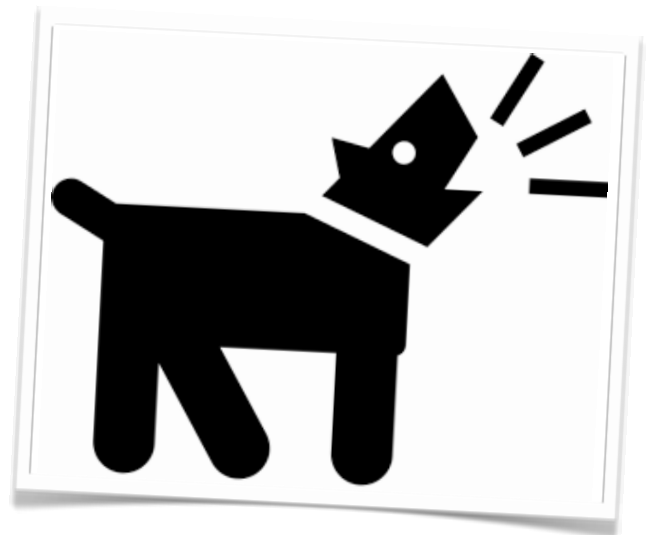
BY LINDA MARSHALL, OHHA DIRECTOR

Now that the weather is nicer, our neighbors are keeping windows open and spending time outside. That means they can hear our noisy pets. Whining and barking dogs are not good neighbors. Many people do not know that their pets are noisy when left alone. Be sure your dogs are quiet! Ideas for helping your dog be a good neighbor include taking him or her with you or hiring an Oak Hills teen to dog sit.

Continuous barking is defined by Washington County Dog Control as that which occurs for more than five minutes out of any 15 minute interval. A complaint regarding continuous barking can be filed by with Washington County online at:

<http://www.co.washington.or.us/divisionemailform.cfm?id=4>

If a neighbor complains about your pet to the Compliance Committee, we will send you a letter asking you to manage your dog's barking and stating that we have advised your neighbor to contact Animal Control.



# VOLUNTEERS NEEDED FOR 4TH OF JULY

BY SHEILA BREWER, OHHA DIRECTOR

We are still short of the number of volunteers we need to make our signature July 4th celebration run smoothly. PLEASE sign up! WE NEED YOU.

Please email [oakhills4thofjuly@gmail.com](mailto:oakhills4thofjuly@gmail.com), and our volunteer coordinators, Jennifer and Tony Davis, can give you a job that fits perfectly to your availability.

Thank you to everyone who signed up for a July 4th volunteer shift during Summer Rec Sign-Ups! You will be contacted later this month to confirm your assignment.

Our theme this year is "The Sweet Life of Oak Hills."

The parade and floats are to show off your favorite dessert or to display why life in Oak Hills is SWEET! Hope your entries in the parade are moving toward a firm plan.

Back by popular demand, food trucks will return again this year. From 6 to 9:45 p.m. near the tennis courts we will enjoy:

- Voodoo Doughnuts
- Little Boba Truck (bubble tea)
- Popcorn (Westview Grad Night fundraiser)
- Churros Locos
- Home Plate Sliders

Come and grab a treat before the fireworks show!



## JULY 4TH CELEBRATION SCHEDULE OF EVENTS

7:30 a.m.	Fun Run/Walk Check-In
8 a.m.	Fun Run/Walk Begins
8 - 9:30 a.m.	Free Breakfast
9:30 - 10 a.m.	Breakfast clean up
10 - 10:30 a.m.	Bake Sale set up
11:30 a.m.	Check in for Parade at Oak Hills School
Noon	Kids Bike Ride Parade
TBA	Flyover (tentative)
12:20 p.m.	Flag Ceremony and National Anthem
12:30 p.m.	Main Parade
1:30 p.m.	<ul style="list-style-type: none"><li>• BBQ at OH Rec Center (tickets purchased on site)</li><li>• Swim Team Bake Sale</li><li>• Live Music</li></ul>
2 p.m.	BJ the Clown at OH Rec Center
3 p.m.	Pool Games at the OH pool
9 p.m.	<b>**NEW TIME**</b> Awards Ceremony at the display area
10 p.m.	Fireworks Display

**July 4th volunteers get reserved, front-row seating at the Fireworks Display. Contact our Volunteer Coordinator now to see how you can help out!**

**[oakhills4thofjuly@gmail.com](mailto:oakhills4thofjuly@gmail.com)**

# OAK HILLS NAMED BEST NEIGHBORHOOD...AGAIN!

BY BOB ERICKSON, OHHA TREASURER

This month, an online site (HomeSnacks.net) listed Oak Hills as the best place to live in Oregon. In its review, the following comments were made about our community. "Oak Hills' win as the best place to live in Oregon is just another notch on this historic town's belt. And we mean that in the literal sense given that the National Register of Historic Places added Oak Hills to its list in 2013. As a planned community with an HOA, Oak Hills maintains impeccable standards with a very strong sense of community." This is the most recent of community recognition that we have received. Many of you will remember that in March 2010 the special qualities of our neighborhood placed Oak Hills as the Best Affordable Neighborhood in Oregon according to *Business Week* magazine.

These honors are nice to see and help reinforce what all of us already know about our special neighborhood. What has made us such a great community, of course, are the families who have moved here to make Oak Hills their home. Fifty years ago, those planning our development set the stage for our unique neighborhood. They ensured that our neighborhood would be internally connected by encircling Oak Hills with a two-mile street which they named Oak Hills Drive, Perimeter Drive and 144th Avenue. The 33 acres of greenway was created to give Oak Hills a park-like appearance to be enjoyed by us all. The Community Center was added to be the heart of our community...a place for all us to gather and enjoy the wide-ranging events we offer year round. All of these features contributed to our one-of-a-kind neighborhood.

So, congratulations Oak Hills and cheers to our special neighborhood.

At this time, we, as a community, are about to make an important choice concerning our community center. The choice we make will determine if Oak Hills still values what many believe is the heart of our neighborhood. It is an integral part of all the features that have contributed to the praise our community has received.



# EXPANSION OF RV LOT TO BE EXPLORED

BY DAVID BOYD, OHHA DIRECTOR

I intend to research the possibility of expanding the RV Lot 30 feet north of the existing position, which would add close to 3000 square feet. When I began overseeing the lot, three RV's over 30 feet in length were on a waiting list for a few months. Currently, we have seven of 10 homeowners who want a new space who have RV's or boats over 25 feet in length. A year ago we had 32 spaces taken by items 25 feet or more, this year it is 36 spaces of 25 feet or more, with more waiting.

There appears to be a steady demand for large spaces in the RV Lot. The fence on the north side of the lot is in need of repair anyway, so expanding can be wise when using reserves funds for the fence repair.

This idea of expansion is not new. I inherited this good plan from one of my predecessors. The reason to target the north side is that it is an area already paved, so the expense would be mostly in adding additional fence. There would be some new spaces created and other spaces made larger. This would allow for additional RV Lot income, which would offset additional expenses in a few years.

If you have any concerns or comments, please forward them to me at [hdcanboyd@juno.com](mailto:hdcanboyd@juno.com). I plan to move cautiously with this plan to give those with concerns ample time to share with me and those with ideas to help design the most beneficial outcome.

# INTRODUCING YOUR NEW OHHA PRESIDENT

BY JIM MEYER, OHHA PRESIDENT

After a 30 year Intel career, it's tough to surprise me. Being elected to the Board (thank you!) wasn't a huge surprise, after meeting so many new friends through over-the-fence conversations. Being asked to serve as President was, in fact, a surprise – and I'll bet you didn't see it coming, either!

As a "newbie" still working to finish our renovation project, suddenly becoming Oak Hills HOA President offers both challenge and opportunity. From my Intel and previous HOA experience, I'm comfortable working with teams, taking on leadership responsibility, and chairing effective meetings. One challenge is climbing the steep learning curve to quickly become effective. Attending most monthly Board meetings since November

2013 gives me a head start understanding how the Board operates. Having one-on-one conversations with each Board member has also provided additional perspective. An opportunity that comes from being a "newbie" includes listening with an open mind. Having signed the Oak Hills Code of Conduct, I am honor-bound with other Board members to make decisions "in the best interests of the entire Oak Hills community." This would be trivial (at least in theory!) if there was a way to get inside each homeowner's mind to understand the true "center of Oak Hills opinion" for each topic.

With this understanding, the job of President is trivial: 1. chair meetings, 2. listen and learn, 3. say "thank you!"

So this is where you come in, dear Oak Hills Homeowners: I need your help! I'm a newbie, and I'm your President. What do you want me to know? What are your concerns? How can the Board and I help? Starting with next month's newsletter, a survey will request homeowner input for one or two subjects per month. We'll eat the proverbial elephant one bite at a time. Survey results are non-binding but will help the Board appropriately phrase ballot measures for official homeowner voting down the road. In the meantime, please call me at 503-828-4582, or send me email at [OakHillsHOAPresident@gmail.com](mailto:OakHillsHOAPresident@gmail.com).

My wife, Kayleen, and I love Oak Hills – thank you for sharing your beautiful neighborhood with us!

## Special Meeting June 16, *continued from Page 1*

important component to passing a successful vote. Therefore, a **Special Meeting will be held on Tuesday June 16 at 7 p.m. at the Oak Hills Church.**

You will receive a separate newsletter in the first week of June that contains a copy of the results from the survey, notice for the Special Meeting, and notice about the date for the Rec Center vote. You will also receive a formal Special Meeting notice from Community Management Incorporated, the property management firm for Oak Hills.

### **POSSIBLE VOTE JUNE 2015 AND POSSIBLE FACILITIES OPENING JUNE 2016**

If the survey results are clear and the Board and Building Committee are confident that all protocol has been followed accurately, we may be able to administer the vote to approve the Rec Center assessment at the same

time as the administrative article addition to the CC&R's. If the Association approves the special assessment within the next 60 days, there is a good possibility that the new and improved Community Center, Pool, Pool House and Gymnasium will be operational in June 2016.

IF the Rec Center vote is administered at the same time as this administrative change to the CC&R's, then the Special Meeting on June 16 will be the beginning of an extended voting period for the Rec Center assessment. Homeowners will be able to submit a paper ballot or vote online, and the vote will be administered through our law firm, Vial Fotheringham. The vote to approve spending on the new Rec Center will require 2/3 of those voting in order to pass.

Please attend the Jun. 3 Board Meeting with questions or comments.

# DRAFT BOARD MEETING MINUTES -- May 6, 2015

**MINUTES OF THE BOARD OF DIRECTORS' MEETING OF THE OAK HILLS HOME OWNERS ASSOCIATION HELD ON WEDNESDAY, MAY 6, 2015 AT 7:00 PM, AT THE OAK HILLS CHRISTIAN REFORMED CHURCH, 2800 NW 153RD AVENUE, BEAVERTON, OREGON.**

**PRESENT:** Sara Bourne, President Pro Tem  
Sarah Gauntt, Secretary  
Bob Erickson, Treasurer  
David Boyd, Director  
Sheila Brewer, Director  
Brad Buchholz, Director  
Jim Erzen, Director  
Linda Marshall, Director

## **BY INVITATION:**

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

## **OWNERS AS LISTED ON THE ORIGINAL SIGN-IN SHEET**

### **I. CALL TO ORDER**

President Pro Tem Sara Bourne called the meeting to order at 7:02 PM.

### **II. HOMEOWNERS COMMENTS/ISSUES**

Tammy Jo Jones, 14672 NW Forestel Loop, questioned the Architectural Review Board's request to paint a sample of her chosen paint color on the house for the ARB to review. Bourne replied that the ARB requests that the owners paint a test patch so that both the owner and the ARB can determine if the color is acceptable.

Terri Danowski, 14680 NW Forestel Loop, commented that a proposed remodel on her street had been rejected by the ARB, and stated that her remodel of many years ago would have been rejected under the new rules. She requested that the ARB reevaluate and approve the proposed remodel.

Darla Castagno, 15175 NW Perimeter Drive, requested an update on the Oak Hills entry sign. David Boyd responded that temporary repairs have been made due to dry rot, and that permanent repair bids have been solicited from three companies. The current design and the current lettering will be reused.

### **III. FACILITIES PRESENTATION**

Paul Kinley and Chet Morgan from Opsis presented the current design options for the rec facilities project. The company has produced representations for the project with the following highlights:

The current gymnasium would be repurposed into a community gathering space including a kitchen, storage, and restrooms. The east wall will become a window wall, adding light and offering views of the pool and playground areas.

Zone 1 will be a new building housing a gymnasium/multipurpose/ administrative space. Options include a half-sized middle school gym or a half-sized high school gym. Both options include a meeting room, administrative offices, storage and restrooms. The design takes its cue from the existing administration building, with an exposed wood structure with a modular rhythm.

Zone 2 comprises the swimming pool, and three 25-yard pool options were discussed:

- A hybrid pool which combines lap swimming, recreational swimming and an area for toddlers.
- A main pool with a kiddie pool
- A larger main pool with a larger kiddie pool plus hot tub.

Zone 3 is the pool house, two buildings under an L-shaped roof. One building would house the lifeguard offices, with windows at the pool entrance for checking pool passes, restrooms, dressing rooms, and family changing areas. There are both wet and dry entrances. The other structure would house the pool equipment. Options for this zone include

- A roof-top terrace,
- A second story fitness room with a smaller overlook area.

In order to present cost estimates for the different components, Opsis created three hypothetical groupings of amenities for consideration. All three packages include the repurposed existing gymnasium building, permits, site work including concrete, and landscaping.

Package A (Base Budget) includes the half-sized middle school gym, the hybrid pool, and the basic pool house. The pricing is \$3.72 million, or \$5,722 per lot, or \$48 financed monthly over 15 years.

Package B (Medium Budget) bundles the half-sized middle school gym, two separate pools, and the pool house with the roof top terrace. The pricing is \$4.14 million, or \$6,377 per lot, or \$52 financed monthly over 15 years.

Package C (Maximum Budget) includes the half-sized high school gym, the expanded pool and larger kiddie pool and hot tub, and the pool house with a second story fitness room and small terrace overlook area. The pricing is \$4.57 million, or \$7,031 per lot, or \$59 monthly financed for 15 years.

This information will be presented again at the Annual Meeting. It was clarified that these bundles are not tied together but are presented as examples of the options. The Committee is working on cost estimates for operating and maintenance needs for each option. A new facility might result in increased operating costs, but will also provide the community with opportunities for additional

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# Draft Minutes -- May 6, 2015 *continued from Page 6*

income. A new Reserve Study will be developed, and there will likely be decreased maintenance costs compared to the existing buildings that require ongoing maintenance.

The Board extended thanks to the Committee, to Opsis, and to Mack Thames for his expert pricing.

**Survey:** Sara Bourne explained that a survey will be used to find out what is most important to the community. Owners will be able to select preferred options in each zone, and determine which funding level is most comfortable for them. This information will help the Board to determine how likely a specific proposal will be to pass a vote of the owners. Surveys can be taken on line, but hard copies will be delivered to allow the owners the opportunity to view the survey and discuss it as a family prior to completing the on-line survey. Hard copies can also be sent to CMI, who will record the responses on-line as they are received. Two work sessions will be held on Wednesdays, May 20 and 27th. The survey results will be tabulated on May 28th, and could be announced prior to the June meeting. The Board could be prepared to vote on the options at the July meeting, and prepare for the owners vote in September.

Five owners present volunteered to stuff the envelopes on Wednesday morning prior to delivery, and Bob Erickson, Sheila Brewer, Jim Erzen and Darla Castagno volunteered to deliver surveys if the Westview Band could not deliver on Wednesday. It was agreed that a brightly colored flyer could be delivered prior to the close of the survey to remind owners to take the survey if they haven't already done so. The work sessions will be announced at the Annual Meeting.

#### IV. APPROVAL OF PREVIOUS MEETING MINUTES

The minutes of the April 8, 2015 meeting were presented for approval.

**AGREED:** Linda Marshall moved to approve the minutes of the April 8, 2015 meeting, as previously distributed. Sara Bourne seconded the motion which carried without opposition.

#### V. COMMITTEE REPORTS

**Community Garden:** Alex Baird presented his proposal to build a tool shed for the Community Garden. Alex intends to use this as his Eagle Scout project. Policy 16 allows the Community Garden to make changes, but requires the approval of the ARB. Final plans for the shed will be presented to the ARB.

**AGREED:** Sara Bourne moved to allow the Scout Troup to build a tool shed for the Community Garden as part of Alex Baird's Eagle Scout project. Moving the compost bins as part of this project was included in the motion. Bob Erickson seconded the motion which passed without opposition.

**Treasurer's Report:** Bob Erickson provided a summary of the first six months of the fiscal year. He reported that there was nothing of significance, but pointed out income is up over last year, especially the RV Lot, Rec income, and Field and Facilities. On the expense side of the budget, expenses are up over the same period last year. Anticipated expenses included utility costs and salary increases for full time staff. Landscape maintenance has used its annual budget due to the removal of damaged and fallen trees. There were several owners with substantial fines at the beginning of the fiscal year, but that number is down to two, and one is in process of paying those fines. There are 16 owners with one or more years of unpaid assessments, and three with more than three years of unpaid assessments. Erickson reported that the Board had also approved an additional \$3,000 for additional lifeguard hours to keep the pool open later and longer.

Darla Castagno inquired if any progress was being made on the transfer fee, and Erickson stated that this issue would not be brought to the owners until at least next year's annual meeting, due to the rec center facilities project.

**Compliance Committee:** Linda Marshall stated that her report at the last meeting on the terms of the Compliance Committee members was incorrect. Committee documents do not specify member terms.

**AGREED:** Linda Marshall moved that the Compliance Committee members be appointed without term limits. Bob Erickson seconded the motion which passed without opposition.

**Recreation:** Sheila Brewer asked for volunteer help with registration this coming Saturday, and Linda Marshall and David Boyd volunteered. She will be using Jack Rabbit to process payments, which is much more efficient than the Square, and also captures email addresses. The program will keep track of individual charges in each income category. Rec will be expanding their income categories to 15 separate line items. CMI will work with Brewer to make sure that the income categories transfer correctly into the CMI software.

**Annual Meeting:** Bourne reported that the agenda is set for the Annual Meeting on May 12. Each Director will give a brief summary of their area of responsibility. There will be three directorships open, and three nominations have been received. Additional nominees are expected from the floor at the meeting. Opsis will present the recreational facilities proposal while the votes are being counted. Comments will also be open from the floor. CMI will be asking owners to provide email addresses during the sign-in.

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# Draft Minutes, *continued from Page 7*

## IX. ADJOURNMENT

**AGREED:** Bob Erickson moved to adjourn the meeting at 9:31 pm. Brad Buchholz seconded the motion which passed without opposition.

STANDING COMMITTEES	
<b>ARCHITECTURAL REVIEW</b>	<b>COMPLIANCE</b>
<b>Tony Davis</b> 503-412-8357 <i>tonydavisohha@gmail.com</i>	<b>Linda Marshall</b> 503-645-3266 <i>linda@cmarshallfamily.com</i>
<b>Bob Erickson</b> 503-645-4024 <i>robertkerickson@gmail.com</i>	<b>Barbara McCann</b> 503-645-4161 <i>barbrogm@comcast.net</i>
<b>Carolina Mariani Queen</b> 503-888-3459 <i>carolina.mqueen@gmail.com</i>	<b>Manuella Nicholas</b> 503-645-2213  <b>Nancy Robbins</b> 503-614-9334 <i>brr99@hotmail.com</i>

DATES TO REMEMBER
<b>BOARD MEETING</b> Wednesday, June 3 7 p.m. @ Oak Hills Church
<b>POOL OPEN</b> Saturday - Sunday, June 6 & 7 1 - 6 p.m. each day
<b>SWIM TEAM PARENT MEETING</b> Sunday, June 7 6:30 p.m. @ Oak Hills Rec
<b>POOL OPENS DAILY</b> Saturday, June 13 See Program Guide for specific days and times
<b>SPECIAL MEETING TO AMEND CC&amp;R'S</b> Tuesday, June 16 7 p.m. @ Oak Hills Church
<b>SUMMER REC SESSION 1 BEGINS</b> Monday, June 22 - July 2
<b>DIVE-IN MOVIE</b> Friday, June 26 Dusk @ Oak Hills Pool
<b>GYM RENTALS contact oakhillsrec@gmail.com</b>

## OAK HILLS HOME OWNERS ASSOCIATION BOARD OF DIRECTORS

Jim Meyer President	President	14900 NW Northumbria Lane 503-828-4582	OakHillsHOAPresident@gmail.com
Sara Elizalde Bourne Vice President	Rec Center Renovation	15435 NW Perimeter Drive 503-789-2048	saraebourne@gmail.com
Bob Erickson Treasurer	Treasurer	15715 NW Oak Hills Drive 503-645-4024	robertkerickson@gmail.com
Linda Marshall Secretary	Internal Affairs	15135 NW Perimeter Drive 503-645-2366	linda@cmarshallfamily.com
David Boyd Director	RV Lot	14330 NW Belle Place 503-307-4583	hdcanboyd@juno.com
Sheila Brewer Director	Recreation	15129 NW Oakmont Loop 503-690-0677	sheilaohha@gmail.com
Todd Cooper Director	Maintenance	15595 NW Oak Hills Drive 971-255-3362	coopert@gmail.com
Tony Davis Director	Architectural Review	14579 NW Oak Hills Drive 503-412-8357	tonydavisohha@gmail.com
Sarah Gauntt Director	Communications	14645 Forestel Loop 971-777-5805	ohhoasarahg@gmail.com

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