



Oak Hills Home Owners Association News

The official publication of the Oak Hills Home Owners Association

July 2013

www.oak-hills.net

GET INVOLVED IN OAK HILLS

BY DAN SMITH, OHHA PRESIDENT

One of the Board's priorities for the new year is communication. Associations operate most effectively with the widest possible buy-in, support, and participation of individual homeowners. Oak Hills residents volunteer in large numbers and willingly provide financial support to help us to maintain a growing number of neighborhood activities. But, I believe that Oak Hills would work even better if homeowners were more involved in developing neighborhood policies and providing more input to community decisions.

Doesn't the Oak Hills Board take care of this? I suppose so. And the Board will continue to take care of the basic administrative needs of Oak Hills. But the Board is just a group of nine individuals meeting once per month. Greater participation by homeowners would result in better solutions, new ideas, and greater participation the various initiatives, programs, and policy issues that pop up on a regular basis.

Recently, we have seen the growth of special committees in Oak Hills. These committees allow homeowners who have interests or expertise in specific areas to participate and exert a strong influence on Oak Hills policies and program development. The Policies and Procedures Committee led by Myra Lee is making steady progress at formalizing the policies developed

over the past 45 years and is working on finding areas where existing policies need to be revised or new ones developed. The recently created Architectural Review Board has created a better process for working with homeowners on their new projects by helping them understand the structures imposed by our CC&R's and working with them to get their project built.

Other committees under consideration include a new Recreation committee which would be charged with ensuring that our recreation programs meet the needs of the community, are priced right, and are regularly reviewed. Another committee would work on CC&R compliance issues and ensure that the Associations rules are being met in a way that works for home-owners. If you are interested in getting involved, Oak Hills has something for you to do.

In the coming months we will use this newsletter to tell you what we are doing and what is coming up in the future. We will ask your opinion and ask you to get involved. Hopefully, you will feel that you have been informed and given a chance to participate. Come to a Board meeting, volunteer for a committee or contact any Board member with your comments or questions. Names, addresses, and phone number on are on the back of this newsletter. Have a great July 4th!

REMEMBERING CHARLOTTE AWE

BY SARA BOURNE, OHHA DIRECTOR

It is with deep sadness that we announce the passing of a long-time Oak Hills resident and pillar of our community,



Charlotte Awe. Charlotte had an accident while playing tennis with friends on Saturday afternoon, June 22, 2013 and passed away shortly thereafter. Charlotte was beloved by many, known as a kind-hearted and loving person deeply involved with her family and community. Charlotte had the busiest of social calendars, with tennis, bowling leagues, bridge club and a myriad of local activities with friends and family. Charlotte rarely missed a Board meeting and always contributed to Oak Hills, whether it was digging sand from under the swings or staying up late to save the Association money by stuffing and mailing hundreds of envelopes. An original owner, Charlotte lived in Oak Hills for over 45 years. In 1967 she picked out a

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**JULY 4TH
INFORMATION
ON PAGES 2 & 6**

CELEBRATE INDEPENDENCE DAY

BY AMY BARTON, OHHA DIRECTOR

Bike Decorating July 3, 5 - 7 p.m.

Some fabulous volunteers have offered to help kids decorate their bikes for the 4th of July Parade. Come down to the Rec Center with your bikes from 5 - 7 p.m. on July. Bring supplies. Some supplies will be provided. Get your kids ready for the bike parade in patriotic style!

Volunteers Still Needed

Oak Hills is known as *the* place to be on Independence Day! But the day doesn't happen without the dedication of fabulous volunteers. Contribute an hour of your time, and you'll get front row seating at the fireworks! And remember, it is more fun to volunteer with friends and family – so find some friends and volunteer together! Our greatest need is in the evening between 7 - 9:45 p.m., where we need volunteers to collect donations at the entrances to help cover the costs of the fireworks show. We hope families, and streets can get together to cover the shifts.

More hands mean less work and increased collections, saving the OHHA budget to cover other neighborhood needs. Everyone gets to the fireworks on time; and you can sit in the front row reserved area. Additional volunteer roles that still need to be filled:

- Staff the barricades during the Fun Run – a great way to cheer on the runners/walkers, and slow down cars to keep our neighbors safe.
- Staff the road closure barricades during the Parade – enjoy the parade, and stop all cars from going through to keep participants safe.

We have a new online signup form: <http://bit.ly/OakHills4th> (Access Code: OHHA). (Note the capitalization matters in both the URL and access code). Or email Amy Barton at amy.barton.oak.hills@gmail.com or call 503-893-5516. Find some friends, and volunteer together!

MORE JULY FUN IN OAK HILLS

BY DAN SMITH, OHHA PRESIDENT

COUNTRY WESTERN HOEDOWN

The social event of the season is scheduled for July 27. The Rec will be fully decorated so come dressed in your best western attire. The social hour will begin at 6 p.m. with live square dancing exhibitions and lessons, if you're game.

Starting at 7 p.m. we will have a catered barbecue dinner and live music by The SlimJims. The SlimJims put their alternative upbeat twist on over five decades of quality American roots music. They've distilled the best of 40's traditional western, 50's rock-n-roll, 60's folk, and 70's country into one tall cool refreshing drink you can sip all night long.

Reserved seating limited to 156 seats. All seating choices can be made at the time of ticket purchase. Stop by the Rec

Center and reserve your seat now for what promises to be a fun and memorable evening. Tickets are \$15 for adults and \$10 for children.

Note: this BYOB event is also a family event, so please be discreet.

CONCERT/BREW-OFF/CHILI COOK-OFF

The Second Wind Jazz Ensemble is a sixteen-member band that features horns and singers performing standards and music from the swing era. Look for OH residents in the band! We've got some home brewers and chili cookers in the 'hood, so we'll be holding a Oak Hills Home Brew-Off and Chili Cook-Off. Bring your best brew and tastiest chili to be judged and we'll crown Oak Hills champions!

Sunday, July 14, 6 - 8 p.m. at the Rec.

TENNIS PROGRAMS REVAMPED

BY SHEILA BREWER, OHHA DIRECTOR

Come check out the all new tennis program at the Oak Hills Courts! This is not just a two-week tennis lesson, but rather a comprehensive progressive program with ten beginning and intermediate levels. The program then moves to a more individually-based curriculum for intermediate and advanced play.

There is no other tennis program like it around, as it was developed specifically and exclusively for us based on the athletic principals from a variety of sports. Through the weeks, new students will learn proper techniques and the fundamentals giving them a strong base from which to progress. Our professional and vastly experienced staff will begin players at whatever level they are ready. If you have never picked up a racquet, just want to improve your aim, need quicker footwork, want to break a bad habit, or want to get pushed to improve your game, the coaches will have just the drills, games and training needed for you or your child to learn. This program is fun, innovative and great exercise!

Our times don't fit in your schedule? That's okay. If we have the interest, classes can be added -- just let us know!

Email Sheila at oakhillsrec@gmail.com to sign up and receive a special program opening offer. If you are currently registered in any other Rec program, additional offers may apply. Bring a friend and receive a credit toward another session.

Now Offering Private Evening Pool Parties! Contact Sheila.

AROUND TOWN

BY ELIZABETH CHAPIN, OHHA DIRECTOR

Springville Road Proposed Widening

At the CPO-7 meeting on July 2, they will be discussing Washington County's long-range plan to expand Springville Road to five lanes to relieve congestion and to improve vehicular safety. Currently it is a 45-mph road carrying 10,000 vehicles per day with a patchwork of sidewalks, narrow travel lanes and deep roadside ditches. However, CPO-7 has questions about the benefits of this widening to pedestrians, area residents, transit users and bicyclists. For example, school children living south of Springville within sight distance of Springville K-8 are required to be bussed because crossing Springville is considered unsafe for pedestrians.

The questions they will be discussing at the meeting: Is there a better way than a five-lane 45-mph roadway to provide access and mobility for pedestrians, bicyclists, transit users and motorist along Springville Road? Are there short-term solutions that will provide for safe pedestrian crossings before major road improvements occur? Are there ways to reduce the projected traffic volumes on Springville Road? Could a second entrance to PCC Rock Creek be added to 185th to remove much of the PCC traffic from the Springville community? Could Washington County require, as a condition of development in North Bethany, the build-out of the planned northern connection (Road A) to divert new development traffic from both Joss Road and Springville?

CPO-7 meetings are held the first Tuesday of the month in the Community Room at Bethany Village. Signs are posted to help direct newcomers to the room.

Biking in Our Region

On June 4, 2013 the Bicycle Transportation Alliance (BTA), a major bike advocacy group in Oregon, released its first update of "Blueprint for World-Class Bicycling" since 2005. For the Portland Metro region, one of the areas they are targeting is "Highway 26 Crossings," regarded as a major barrier for people bicycling in Washington County. According to the BTA, even where there are bicycle lanes on roads to the side of Highway 26, crossing over the freeway is harrowing and that this creates critical gaps in the accessibility of Washington County by bicyclists. The crossings that BTA have identified as key and that they want to be addressed as soon as possible include 185th, Cornelius Pass Road, Bethany Boulevard and Glencoe Road.

BTA has also identified the Westside Trail as a much needed off-street, north-south connector in Washington County. They state that it is a priority because it will connect nearly 120,000 residents to jobs, services, schools, natural areas, and public transit hubs. In a related topic, BTA would like to see Washington County build at least 10 miles of neighborhood greenways by 2018. They state that many neighborhoods in Washington County can be connected through neighborhood greenway-style improvements, connections through cul-de-sacs, and wayfinding signage in neighborhoods.

The update of BTA's blueprint was funded by the Bullitt Foundations, Bikes Belong, Nike, and in-kind donors.

Fire Station 68 Relocation

Oak Hills' closest fire station, currently located at 3260 NW 147th Place in a converted residential home, will be relocating to 13545 NW Evergreen St., at the corner of Thompson Rd.

Clearing of the lot has already occurred after Washington County approved TVF&R's initial land-use application to build a new fire station at the site last summer. However, that decision was appealed by a neighbor to the Land Use Board of Appeals (LUBA) based on concerns about traffic and proximity to nearby Findley Elementary. LUBA did not reject the initial approval, but asked the County to clarify aspects of the community development code that are confusing or outdated. Because of the appeal, work on the site was suspended.

The Community Code was reworked by the County Commissioners to remove and rework confusing wording, written in 1984, which was regarded by the commissions as out of step with how the county looks and operates today. The changes to the code were approved in October 2012. In May 2013, TVF&R's newest application to build the fire station was approved. A tentative construction start date of September 2013 is now in place with completion expected within 10-12 months. The new location will have over 10,000 sq. ft. of space (current location at approx. 3200 sq. ft.) and will have a community room.

Oak Hills' National Night Out is August 3

National Night Out is an annual community event designed to heighten crime and drug prevention awareness, strengthen neighborhood spirit and police-community partnerships, and send a message to criminals that neighborhoods are organized and aware.

Each year our local Sheriff's Office celebrates National Night Out at more than 50 neighborhood events in unincorporated Washington County. Every year hundreds of our neighbors show their spirit by spending an evening outside together. This year our neighborhood's event will be held on Sat., Aug. 3 from 5:30-9 p.m. This is not an OHHA-sponsored event.

RECREATION & AQUATICS

DIRECTOR OF RECREATION

Sheila Brewer
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AQUATICS MANAGER

Hailey Knettles
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BOARD MEETING MINUTES -- June 5, 2013

MINUTES OF THE BOARD OF DIRECTORS' MEETING OF THE OAK HILLS HOMEOWNERS' ASSOCIATION HELD ON JUNE 5, 2013 AT THE OAK HILLS CHRISTIAN REFORMED CHURCH, MEETING ROOM, 2815 NW FOREST AVENUE, BEAVERTON, OREGON AT 7:00 PM.

PRESENT: Dan Smith, President
Amy Barton, Vice-President
Linda Marshall, Secretary
Robert Erickson, Treasurer
Sara Bourne, Director
Sheila Brewer, Director (7:36 PM)
Brad Buchholz, Director
Elizabeth Chapin, Director
Jim Erzen, Director

BY INVITATION:

Jed Spera, Community Manager, CMCA, CAMP, AMS
COMMUNITY MANAGEMENT, INC. AAMC

Owners as listed on the sign-in sheet.

CALL TO ORDER

The meeting was called to order at 7:01 pm by President Dan Smith.

II. HOMEOWNERS COMMENTS/ISSUES

Marie Haynes asked the Board and Internal Affairs Committee to address her concerns regarding dead trees and unkempt landscaping at a neighboring lot. She was concerned that the trees presented a danger to her home and others because they were dead and a potential fire danger. One dead tree is twenty feet from Marie Haynes' home. Board discussion followed regarding the procedures for handling a violation and the extent of the Association's ability to enter onto a property and perform maintenance. Brad Buchholz noted that the owner of the lot in question has received letters of violation and is in the middle of the enforcement process.

Board discussion followed regarding unlicensed vehicles in driveways, specifically vehicles that were inoperable or detracted from the look of the neighborhood.

Discussion followed regarding a police incident that occurred recently when a suspect ran into the Oak Hills neighborhood after being detained by police. It was noted that the response by the police was limited, and alerts to homeowners through the neighborhood watch was inconsistent. The Communication Committee will follow up with Neighborhood Watch to encourage closing the communication gaps.

Further discussion occurred regarding trees and if the Association actively had a plan for dead/dying trees. Jim Erzen explained that the trees are fertilized and sprayed in the

common areas, but that trees on individual properties are not reviewed by the Association.

III. APPROVAL OF MINUTES

Linda Marshall submitted the minutes of May 22, 2013 for review.

AGREED

Sara Bourne moved to approve the minutes of May 22, 2013 as amended. The motion was seconded by Robert Erickson and approved without objection.

IV. DIRECTOR REPORTS

Dan Smith explained how Director reports were distributed to Board members prior to the meeting and will be summarized during the this section of the meeting.

A. Financial - Robert Erickson

Robert Erickson reported that he had met with the previous Treasurer, Joe Welsh, and had gone through the finances. Additionally, he would like to meet with CMI and go over their portion of the accounting and financial process. Robert Erickson presented the Profit and Loss statement for the year through April of 2013. Board Discussion followed. Robert Erickson noted that as the Association heads into the busy recreation season, specific attention to the costs associated with recreation will need to be monitored.

B. Internal Affairs - Brad Buchholz

Brad Buchholz reported that he has been working extensively with the Policies & Procedures Committee. Additionally, there are several rules enforcement actions that have been partially completed and that he was following-up to make sure those are completed. Brad Buchholz noted that homeowners do not need to wait until a Board meeting to submit a complaint, but reminded owners that complaints need to be made in writing. Discussion followed regarding the procedures for handling egregious violations. Several questions came out of the discussion that will be posed to during the Policy & Procedures Committee meeting with attorney Jason Grosz.

C. RV Lot/Urban Liaison - Elizabeth Chapin

Elizabeth Chapin reported that she has been focusing on the long term agenda for the RV Lot and how to best handle payments for RV Lot use in the future. Additionally, Elizabeth Chapin reported that she is considering bringing a proposal to the Board for a late fee for not paying for RV Lot fees in a timely manner. Elizabeth Chapin will prepare proposals for the Board to consider at a future date.

Elizabeth Chapin thanked those homeowners that participated in the About Town events mentioned in the newsletter. She would like feedback from owners and residents.

D. ARB - Sara Bourne

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Board Meeting Minutes -- June 5, 2013 *continued from Page 4*

Sara Bourne reported that the amount of applications has increased for the summer, especially for house painting and tree removal. The ARB recently approved two additions to homes. Sara Bourne encouraged homeowners to submit their applications early so that questions can be answered during the pre-application process. Sara Bourne reported that the ARB is working on its policies and procedures in conjunction with the Policies & Procedures Committee.

E. Maintenance - Jim Erzen

Jim Erzen reported that the pool deck painting was complete, noting that painting needs to be done once a year. He mentioned that the Oak Hills maintenance equipment will be included in the Oak Hills School Big Trucks program for kindergarteners.

F. Events - Amy Barton

Amy Barton reported that she had met with Linda Kitchin to review the 4th of July event and transition that to her control. Amy Barton reported that the planning for the 4th of July was ahead of schedule and gave details on several items. Discussion followed regarding the recommended donation amount and how the event could provide more financial assistance to the overall budget with additional offerings. It was noted that this would be a shift in the way this event was planned. It was decided to add the discussion of the donation structure and expanded offerings to the master calendar for future Board discussion.

Amy Barton reported that plans are starting for the Holiday Bazaar, which is scheduled for Friday/Saturday, November 30/December 1. Amy Barton will work with Sheila Brewer to start planning this event.

G. Recreation

Sheila Brewer reported that the first booster officers had been selected that evening for the booster club. Sheila Brewer reported that she had several plans for re-structuring the policies and guidelines for the recreation center including

reviews for employees, adoption of job descriptions, new forms, new programs, etc.

Discussion followed regarding the use of the gym space and how that might change in the future. Specifically, Sheila Brewer noted that she will be putting names together for a Steering Committee that can solidify the changes that need to be made.

Discussion followed regarding the purchase of the air hockey table and foosball table in the recreation center. Sheila Brewer noted that these items had been purchased by Doug Castagno for the recreation center and he still owned them; Sheila Brewer would like the Association to pay Doug Castagno for these items so that they become property of the Association.

AGREED

Sheila Brewer moved to purchase the air hockey and foosball tables in the recreation center from Doug Castagno in the amount of \$600.00. Motion seconded by Linda Marshall. Discussion followed.

Sheila Brewer presented an amended motion to offer to purchase the used air hockey and foosball tables from Doug Castagno in the amount of \$600.00. Motion seconded by Linda Marshall and approved without objection, with Elizabeth Chapin abstaining.

V. NEW BUSINESS

Policy & Procedures Committee

Myra Lee asked the Board to approve the addition of two new members to the Policy & Procedures Committee, David Busby and Norman Rose.

AGREED

Sara Bourne moved to approve the addition of David Busby and Norman Rose to the Policy and Procedures Committee as recommended by Myra Lee. Motion seconded by Brad Buchholz and approved without objection.

VI. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:50 PM.

Remembering Charlotte Awe, *continued from Page 1*

vacant lot and had her home custom-designed and built by Bob Rummer. Charlotte found immense happiness in her lovely Rummer home and the community of Oak Hills.

Last year Charlotte reached out to contribute to the recreation center playground. Charlotte raised four children on that playground and cited countless hours of fond memories pushing her children on the swings. It was Charlotte's idea to get two picnic tables, one at children's height. She wanted them located between the play structures so parents could relax while close enough to watch over children on either

playground. A plaque on the tables reads: "Donated to the Community of Oak Hills for 45 Years of Fond Memories," a memorial chosen by Charlotte.

Charlotte is survived by her father, Bill, her partner of 20 years, Neil, and her four children and eight grandchildren. She will be dearly missed by all and her legacy will live at the playground and in our hearts. A memorial service will be held on Sunday, June 30 at 11 a.m. at Finley-Sunset Hills Mortuary Chapel, 6801 Southwest Sunset Highway, Portland, OR 97225.

DATES TO REMEMBER

BOARD MEETING

Wednesday, July 10
7 p.m. @ Oak Hills Church

SUMMER GAMES - SOCCER

Sunday, July 7
6 - 8 p.m. @ Oak Hills Soccer Field

CONCERT/BREW-OFF/CHILI COOK-OFF

Sunday, July 14
6 - 8 p.m. @ Oak Hills Rec Picnic Area

SUMMER GAMES - HORSESHOES

Sunday, July 21
6 - 8 p.m. @ Horseshoe Pitch by Tennis Courts

SUMMER REC SESSION 3 BEGINS

Monday, July 22

COUNTRY WESTERN HOEDOWN

Saturday, July 27
6 - 10 p.m. @ Oak Hills Rec Picnic Area

SUMMER GAMES - DISC GOLF

Sunday, July 28
6 - 8 p.m. @ Oak Hills Soccer Field

JULY 4TH EVENT SCHEDULE

- 7:30 a.m. Fun Run/Walk Check-in Begins
- 8:00 a.m. Fun Run/Walk Begins
Free Pancake Breakfast at Rec Center
- 11:30 a.m. Check-in for Parade Begins
- Noon Parade: Kid's Bike Ride Begins
- 12:20 p.m. Flag Ceremony and National Anthem
- 12:30 p.m. Main Parade Begins
- 1:30 p.m. BBQ at Rec Center
"Start the Fireworks" Raffle
Swim Team Bake Sale
Live Music by *Hot Club of Hawthorne*
- 2:00 p.m. BJ the Clown
- 3:00 p.m. Pool Games
- 4:00 p.m. "Big Kahuna" Splash Off (Adult Splash Contest)
- 4:30 p.m. Awards Ceremony
- 10:00 p.m. Fireworks

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