



# OAK HILLS HOMEOWNERS ASSOCIATION BOARD NEWSLETTER

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

August 2010



## Bethany Blvd- A Time for Action

A decision is rapidly approaching on the fate of Bethany Blvd. Over the next couple of months there will be some open meetings and an election and then things will rapidly fall into place.

A new 5 lane road is quite possible, maybe even probable, if you talk to the experts. And if it does happen, the Oak Hills we now know will be gone.

Many properties will be decimated by the new road, and the homes adjacent to, or near the directly affected homes will never be the same. Noise and pollution on the west side of Oak Hills will increase and will be with us at all hours. Property values along Bethany are already being affected and these reductions in value will ripple outward through the neighborhood.

The traffic configuration will present an open invitation for motorists to use our neighborhood as a cut through. Traffic on Perimeter, Oak Hills Dr, and 153rd Ave will be constant. These will not be your neighbors who see this as the neighborhood in which they live. They will be people driving through to get to their destination as quickly as possible.

The introduction of a small freeway on the west side of Oak Hills will change the character of the neighborhood forever. There will be no going back. The widening of Bethany will lead to a call for the widening of West Union and a widening of 143rd. Adjacent properties will be as affected as the properties along Bethany are now. The ever increasing downward spiral will continue.

In short the widening of Bethany is the first step in changing Oak Hills from a unique neighborhood into a series of streets that provide a convenient solution to Washington County's traffic problems.

The Bethany expansion will benefit the construction of homes to the north. There are people that want these home built and want a wider Bethany to act as an enticement to purchasers. Some say that is progress. But we disagree. Oak Hills is a precious thing. It belongs to us and we have a duty to fight for it. We have an obligation to protect the neighborhood that has given so much to us and our children.

This is a political battle that will ultimately be a battle of wills. Are we willing to fight as hard for Oak Hills as those who want to take it away? Maybe we will lose the battle. But we ought to be able to say afterwards that we gave it a good fight. Personally, we think the residents of Oak Hills have the strength, imagination and willpower to win the fight.

This newsletter contains additional information pieces. Please read them. Then make a decision as to whether you will help. Can you write 2 or 3 letters? We will provide you with the names and addresses. Will you take 2 hours out of an evening to help us pack a meeting of the County Commissioners to ensure that they hear our voice? Then sign up. Can you volunteer to coordinate or recruitment other volunteers? Then it's time to come forward.

The next 3 months are key. We ask that you take action now to put your name forward to beat this thing. We can't do it with 10 people or 20 people. But with everyone in the neighborhood doing their part we can save our neighborhood.

Our first step is to get a collection of residents that we can call on for help. Here is what you need to do. Please contact one of the following:

Linda Kitchin, [linda@kitchinonline.com](mailto:linda@kitchinonline.com) 503 466-2149

Michelle Schnoor, [anothermichelle@gdiapers.com](mailto:anothermichelle@gdiapers.com) 503 758-8306

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

Leave your name, phone number and an email address. We will call on you for a specific Oak Hills initiative or a project as part of our alliance with 3Not5. We want to have a mailing list of 150 to 200 residents to act as an Action Group. If you are ready to put in a few hours over the next few months to save our neighborhood, please volunteer now.

The Oak Hills Homeowners Association Board

## NOTES FROM THE PRESIDENT - LINDA KITCHIN

Although the last few weeks have seen us busily preparing for the July 4<sup>th</sup> celebrations the board have been busy with a number of important items. Many of you will have read and heard about the proposed remodel of a house on Bonneville loop. There has been much controversy over the remodel: architectural review denied the application and the homeowner requested a hearing to the whole board to present his application. This was also attended by the neighbors on either side of the applicant who were against the application. Both parties presented their arguments and the board decided to hold a special meeting to deliberate and vote on the application. At this meeting a majority of the board upheld the architectural review decision and denied the application.

For these meetings and for two executive session meetings the board had invited the OHHA attorney, Stark Ackerman to attend so that we could seek legal counsel and ensure that we were following the correct procedure. We felt it was of the utmost importance that any statements we made regarding the remodel were with the approval and advise of our attorney. As the homeowner also sought legal counsel, continuing communication has been through our legal representatives. The board is very aware of the additional cost of legal fees and the strain that that will put on our budget, we have currently spent \$5000, this however is in the best interest of the Association.

In the last few weeks we, with the help of the homeowner have agreed to work more directly with each other, to not only cut the cost of legal fees but to also speed up the lines of communication. We have met to discuss a new design application and will vote on this design at a special board meeting on Thursday 29<sup>th</sup> July.

Work is also continuing on setting up a Neighborhood Compliance Committee to work with Internal Affairs with the hope that we can head some projects for the whole neighborhood and help our neighbors come into line with the most common CC&R violations. This is a work in progress and we will continue to discuss it at our Board meetings.

Also under discussion is how we would like to move forward with reviewing the CC&Rs and how to gather information from homeowners on their thoughts and concerns regarding them. How we should set up a committee to continue the work and how to actually go about working through the various sections of the CC&Rs. There is still a lot to discuss and we want to make sure that we do it right. We welcome homeowner input on this and all matters regarding the Association and we look forward to seeing you at the board meetings and work party meetings. Your comments and concerns can also be passed on and heard, by contacting any of the

board members.

I hope you all continue to enjoy the summer weather and I look forward to seeing you at the summer concerts and taking part in the community games which are so much fun for all the family.

**August 4 Board Meeting rescheduled to August 11 at 7:00 PM at Oak Hills Church**

## Oak Hills Homeowners Association Board Meeting -- July 7, 2010

The Oak Hills Board met on Wednesday, July 7<sup>th</sup> at the Oak Hills Church. All members of the Board were present and the meeting was presided by Linda Kitchin, Oak Hills President.

The first item on the agenda allowed an open floor for Homeowner Comments and Issues. Fran Bates went first and gave an overview of the 3Not5 committee activities. He invited the Board and attending homeowners to attend the "3 not 5 Committee" meeting on July 15<sup>th</sup>. As this meeting fell on the same date as the Board's scheduled Work Party meeting, the Board decided to move their meeting to allow for attendance at the 3Not5 meeting. Homeowner Micki Sparr, also Editor of the Oak Hills Oracle, addressed the recent complaints made at a Board Meeting regarding the Oracle and read a statement addressing her feelings. Andy Klumpp, West Hills Lacrosse Club President, thanked the Board for allowing them the use of the fields as it benefited 162 youths. He will work with Doug Castegno to create a proposal for use of the Oak Hills fields in 2011.

Minutes for the June 16<sup>th</sup> and June 23<sup>rd</sup> meetings were approved, subjected to the spelling correction of Brad Buchholz's name.

Smith then shared the great news that it appears the donations received for the Fireworks Display will cover all the event expenses. The final tally has not been done, but so far the dollars are adding up. It was noted the Swim Team were to be acknowledged for the clean-up assistance they provided at the end of the event. Smith also reported the current financial status in collections is on par for the same period as it was last year and the expenses are under budget at this time. Diane Woods, with CMI, submitted the Collection Report

Peter Rauch shared more good news – all RV Lots are current, including previously delinquent accounts.

Internal Affairs has been busy with complaints about sheds, backyard noise and a rewrite of the current policies and procedures by Brad Buchholz. Buchholz presented a draft proce-

cedure for the enforcement of violations. He also recommended a Compliance Committee of three to five members be formed to review violations in general and make a recommendation to the Board of the three violations that would hold the highest priority for enforcement. The Board requested Buchholz provide information regarding the responsibilities of the Committee Members and a recommendation for the development of guidelines. It was agreed this issue will be discussed at the next Board Meeting scheduled for July 19<sup>th</sup>, 2010.

Looking for something to do? Head over to the Rec Center as David Busby and Doug Castagno have been focused on adding new activities. Now available: a horseshoe pit, volleyball net, baseball field bases, and dodgeballs. The swim team has also been running smoothly thanks to the help of great coaches and parent participation. A number of additional recreational events are scheduled for the remainder of the summer. Homeowners are encouraged to read their red recreation book, visit the Rec Center, or view the event calendar on oak-hills.net for all event information.

Jim Erzen shared a long list of tasks the Maintenance Department have tackled the past couple of weeks: landscaping at the 153<sup>rd</sup> Entrance, concrete repairs for the path from Perimeter Place to the backside of Oak Hills School and the entry apron and sidewalks on the north side of the Rec Center parking lot, the bathroom floors at the swimming pool have been repainted with a no-slip paint, a new chlorinator has been installed at the pool, sidewalks along 153<sup>rd</sup>, the Maintenance Yard and Rec Center have been edged, bark dust has been spread, Pooh Park and Wooded Way have been cleaned up, weeding, pruning and blowing has occurred in numerous areas throughout the neighborhood. In addition, the US Stars and Stripes and Oregon State Flag have been replaced. The soccer field, basketball court and Rec Center parking lot lines have also been re-stripped. Ongoing maintenance for the Baseball field is taking place with the hope it will be ready for the OH Summer Games kickball game.

Norm Rose reported an application had been received for the installation of a balcony at the back of a house. There was inquiry on the status of the Malen application and the Board reported if there was a new remodel design, then a new application would need to be submitted.

Further discussion was held regarding the Bethany Boulevard Expansion, future Focus Group meetings, and the funding of lighting and land acquisitions. Rose also gave an update on the Highway 26 Widening meeting. Rose has also been compiling the Oak Hills Directory. Before the meeting adjourned, Rose distributed a survey that tracked certain association activities from 1989 through 1996.

Meeting adjourned at 9:15 pm.

## Oak Hills Homeowners Association Board Meeting -- July 19, 2010

The Oak Hills Board met on Monday, July 19<sup>th</sup> at the Oak Hills Church. All members of the Board were present and the meeting was presided by Linda Kitchin, Oak Hills President.

Linda Kitchin shared that Steve Malen has submitted a new remodel design to the Architectural Review Committee for review and that she has requested we communicate directly rather than through lawyers moving forward; Malen has agreed. Malen has requested four board members visit his home to have plans presented and tour his home so he can better explain construction restrictions and constraints with his home versus other daylight ranches and third story homes in the neighborhood during this meeting. Kitchin, Erzen, Smith, and Busby will meet at Malen's home on Wednesday, July 21<sup>st</sup> for a walk through of the home. The Board will then hold an additional Board meeting on Thursday, July 29<sup>th</sup> at 7 pm, to discuss the remodel design and make a decision on what steps to take next.

As a follow up from the July 7<sup>th</sup> Board meeting, Brad Buchholz read his draft detailing revised policies and procedures for CC&R violations and the Board provided feedback. The proposed document details policy and procedure for Homeowner Initiated Complaints (written and verbal), Nuisance Complaints, and a Neighborhood Compliance Committee. The draft also includes the launch of a Violations Campaign. Proposed changes to the current policy and procedure: addition of a Committee, Prioritization of Violations, and future "campaigns". These "campaigns" would highlight the top, recurring violations determined by community input. Board discussed in length the idea of a "campaign" and the positive implications and repercussions this approach might have. Buchholz will review with CMI and then edit based on meeting discussion and send out a new draft for final review.

The Board then discussed the need, and desire, to start the process of the CC&R Review and CC&R Review Committee. The need for this review is based on the vagueness of our current CC&R's and violations that cannot be determined or validated. Part of the issue will be the proposed changes for the CC&R's meeting approval by a large percentage of the general community of homeowners. The Board discussed potential issues of the CC&R's being rewritten and how to manage the process. It was suggested perhaps the CC&R's don't change drastically, but are rewritten using more concise, modern verbiage. Decisions need to be made as to how specific, restrictive CC&R's need to be created in the future.

The Board discussed issuing a survey within the community to find out if the need for this review needs to actually take place and where the issues lie. The process would begin with input from the community first. A tentative timeline would suggest

the Oak Hills Homeowners Association survey to take place in October; committee would then be formed in November. Kitchin, Schnoor and Smith will create a strategic plan illustrating next steps.

A number of Board Members attended the 3Not5 Open House regarding the Bethany Expansion and asked Fran Bates to share what more the Board can do to help with the November election and the impact on this project? Rose stated he believed the 3Not5 group has enough endorsements to make an impact with the County Commissioners on this project. At this time, the most impactful actions are: attendance at meetings (see dates on event calendar), signing up as a volunteer at 3Not5.org, and participation in a letter writing campaign. Andy Sisavic, homeowner, has volunteered to create and put up a sign directing Oak Hills traffic to visit 3Not5.org at the 153<sup>rd</sup> intersection.

Norm Rose communicated he has time constraints and is no longer able to facilitate the drop box or the Oak Hills Directory. Lachman will discuss with his cardiologist to see if he can be of assistance with any of the tasks that were previously Rose's responsibility.

And with that, the meeting adjourned at 9:15 pm.

### Capital Improvement Fund

In last years budget an allocation was made for capital improvement projects in Oak Hills. \$3500 was set aside to fund items that would improve the community. This year the following projects were undertaken.

**Community Garden.** The Board provide \$1,000 from the capital improvement fund for the development of a Community Garden. Oak Hills residents have built and planted 18 - 4 ft by 12 ft organic garden plots this spring and the vegetables are growing beautifully! Even with the rainy weather this spring the garden has grown rapidly with lettuce, spinach, broccoli, peas, tomatoes and a host of other vegetables. Many thanks to Ginny Hanson with her vision and inspiration to start a community garden and to Jen Miller for her organizational and communication skills to make it a reality. We have space for additional garden plots for the 2011 growing season. If you are interested contact Joanie Jorgensen at [jjorgs@verizon.net](mailto:jjorgs@verizon.net) or Cheryl Poland at [cpmsn@verizon.net](mailto:cpmsn@verizon.net).

**Baseball Field.** Driving by the baseball field in spring and watching the weeds grow higher and higher many of realized that something needed to be done: either grass over the entire area or renovate the baseball field that could be used by the community. After some discussion, the baseball field was approved by the Board as a capital improvement project for \$1,800.

After years of neglect we will be bringing the field back to a playable condition where it can be used in both spring and summer. The field has been roto-tilled to loosen up the clay surface and we are adding sandy loam soil (70% sand/30% clay) and two tons of a drying agent known as Turface made especially for baseball fields. The maintenance crew will then drag and level the field ensuring there are no low spots. The last step will be to add the new bases, chalk the lines.

**The Horseshoe courts** are now in place on the west side of the tennis courts. This project was approved in April at a cost \$500. Doug Castagno headed the purchase of materials and construction. The pits were set up at a standard 40 foot distance utilizing one inch stainless steel stakes. Each pit is 3'x6' with a 12 inch backstop. The stakes are mounted on 6x6 boards which are buried beneath the ground. The pits are filled with 8 to 10 inches of sand. Doug responsible for the assembly of the frames with Martin Hehman and Floyd Helm helping with the digging. John Cole and Brad Buchholz helped with bringing in and shoveling the sand.

For the record, the first match on the new pits was won by John Cole in a narrow victory over Doug Castagno and Brad Buchholz.

### 4th of July

Once again Oak Hills enjoyed a fantastic July 4<sup>th</sup> celebration. From the Fun run/walk in the morning to the grand finale firework show we had our best year yet.

Each year more homeowners join in the fun with their families, friends and neighbors. The numbers for the Fun run were up and there was a big turnout for the kids' bike ride and parade. The Bar-be-que sold out of brisket and the swim team made a record amount at the bake sale. The neighborhood was flooded with people who poured in to watch another amazing firework display and at the entrances volunteers collected an amazing \$11,500, which not only paid for the fireworks but offset some of our other expenses.

There is nothing like seeing the community come together on July 4<sup>th</sup>. Families walking round the loop in the morning and then getting together with runners for the free breakfast at the Rec center afterwards, which was delicious. The kids riding the parade route on their bikes all decorated for the day and then going to sit to watch the parade. The Cub Scouts raising the flag whilst the anthem was so beautifully sung is a great moment, made even more touching this year as it was followed by a very low and impressive flyover that marked the beginning of the parade.

Once again friends and neighbors got together to make floats for the parade, we saw so many famous Americans, who

knew Elvis was alive and well in Oak Hills! We had an impressive amount of support from the Sheriff's department and TVFR, who although attending the Hillsboro parade the day before did not want to let Oak Hills down and decided to come to us as well.

After the parade there was a swarm of people who headed over to the Rec center to enjoy the delicious brisket and listen to live music, it was great seeing people up and dancing in the picnic area.

Lastly, it is something else to see the green space so packed with people to watch the fireworks, to hear the countdown and then the cheers as the first firework lights up the sky. The cheers and applause from the crowd can be heard throughout Oak Hills at the end of the display.

So much went on; it was a fabulous day and only happens because of a huge group of volunteers. There are way too many to name, but we thank you all. The fun run team, the breakfast crew from Oak Hills Church and bar-be-que crew put in many hours prior to the day prepping for their event. Volunteers manned barricades to make the neighborhood safe for the fun run and parade. In the evening the barricades are manned by volunteers collecting donations, who do such a great job and give up so much family time. The firework crew, led by Dave Schearer, put in many hours on the day but also beforehand to plan the best show in Beaverton. They do us proud every year, thank you so much.

Thanks also to Mark Watson and the maintenance crew and also to Doug Castagno who works so hard as our Recreation director and also as a homeowner. My thanks to board members Brad Buchholz and Dan Smith who helped collect money. Thanks also to the swim team who did such a great job clearing the field the next day and also took down stakes and barricades, saving me hours of work!

Lastly, thanks to all the homeowners who have so generously sent in donations. It looks as though we will be making a small profit this year, which is great.

So thank you everyone for a very special day.

Linda Kitchin

### **Bethany Expansion Activity**

The discussions with Washington County continue to be held, with several meetings and two focus group meetings already held to date. At the second Focus Group Meeting, held early July, community members were asked for the first time of their ideas on the project. As expected, discussions led to a wide variety of concerns, from apathy to strong opposition for the continuation of the existing plans. The first meeting was limited to facts provided by the county, so this was the first real time to hear from the individuals selected to partici-

pate in the Focus Group.

The discussions specifically focus on the immediate area of the project, without discussing the specific root of the problem, the under designed Bethany Blvd Overpass. No plans (or any funds) are designed for either onramp.

One prevailing topic seems to be the impact on the neighborhoods and the surrounding homes. This project impacts all of Oak Hills, not just those residences along Bethany Blvd.

There is more than losing part of 15 home sites. It includes mature trees, garages, and swimming pools. The future impact will include additional street traffic to all of Oak Hills. It is part of the heart of Oak Hills. You can expect increased traffic noise extending into a wider area of Oak Hills. You can expect more through traffic, as cross traffic will be limited access across 5 lanes of traffic. If traffic signals are included in the project, you can expect more traffic through our neighborhood, as access and flow of traffic is changed. This will have a major impact to NW Perimeter, Oak Hills Drive and ALL the exits in the Oak Hills neighborhood.

We have had some success with TV and local newspapers to increase public awareness to the issues. An open house was held at Oak Hills Church on July 15 to discuss the ongoing efforts to inform the community. The discussion attracted about 100 persons, who were informed on alternative suggestions. All in attendance left better educated on the issues. Those in attendance were also encouraged to become more involved. Letter writing and meeting attendance is one way to assist in adding your voice. Additional information has been included with this newsletter.

County information can sometimes be misleading. An example is the automobile accident rate in this area. The County provided numbers to the focus group which are 10 times less than what is reported by the Washington County traffic department. Another example - we are lead to believe that all the traffic from the recently approved North Bethany neighborhood will be directed toward Bethany Blvd., increasing the expected usage of this stretch of the road. North Bethany proponents continually reports that the traffic flow is expected to flow to the west, where the job market is, toward Hillsboro.

We made a significant impact on Washington County and two of the County Commissioners in attendance back in March at the first open house. As we and others attend informational meetings, 3 not 5.org gathering, CPO meeting and Washington County public hearing, we continue to drive home the message - this road expansion impacts communities, neighborhoods and homeowners, throughout all of the region, but specifically our Oak Hills neighborhood.

Please see the front page and the enclosed flyer for how to get involved.

## AUGUST OAK HILLS EVENTS

Just a few of the Oak Hills Events happening during **August**; come join us in the fun!

- 1: Summer Games Disc Golf, 6:00-8:00pm
- 3: Summer Craft, 5:30-6:30pm
- 4: HOA Board Meeting, **Rescheduled to 8/11**
- 5: Summer Craft, 5:30-6:30pm
- 7: Yard Debris Drop Box Open, 9am-6pm, OH Maintenance Bldg
- 8: Summer Concert Series, 6:00-8:00pm
- 11: HOA Board Meeting, 7:00pm, Oak Hills Church
- 14: Yard Debris Drop Box Open, 9am-6pm, OH Maintenance Bldg
- 14: Family Star Gazing Camp Out
- 15: Family breakfast, 7-8:30am
- 15: Summer Games Volleyball, 6:00-8:00pm
- 16: Swim Team Primer Class begins, 12:00-12:30pm
- 16: Baby/Toddler & Me Class begins, 12:30-1:00pm
- 17: SCUBA Full Certification Class, 8:00-11:30am
- 18: Discover SCUBA Diving, 10-11:30am
- 19: SCUBA Full Certification Class, 8:00-11:30am
- 19: HOA Board Work Party Meeting, 7:00pm, Oak Hills Church
- 21: Yard Debris Drop Box Open, 9am-6pm, OH Maintenance Bldg

- 21: OH Pool Hawaiian Day
- 21: Hawaiian Luau Dinner with Live Entertainment, 6:00-9:30pm
- 22: Summer Games Kickball, 6:00-8:00pm
- 23: Discover SCUBA Diving Class, 10:00-11:30am
- 24: SCUBA Full Certification Class, 8:00-11:30am
- 26: SCUBA Full Certification Class, 8:00-11:30am
- 28: Yard Debris Drop Box Open, 9am-6pm, OH Maintenance Bldg
- 28: OHHA vs. Meadows HOA Tennis Tournament, 9:00am
- 29: Summer Games Ultimate, 6:00-8:00p

For a listing of all events, please visit [www.oak-hills.net](http://www.oak-hills.net).

The Neighborhood Watch program is not an OHHA Board function but we are happy to assist them in getting out this important neighborhood information.

**Oak Hills Neighborhood Watch News**  
**By Scott & Norma Wolf**  
**Phone 503-806-9383 or 503-702-6462**

**Incident Reports for June 15<sup>th</sup> Through July 28<sup>th</sup>**

**No Incidents to report**

### Oak Hills Homeowners Association Board Members

Linda Kitchin President		2465 NW 145th Ave 503-466-2149	<a href="mailto:linda@kitchinonline.com">linda@kitchinonline.com</a>
Norm Rose Vice President	External Affairs, Architectural Review	3075 NW 144th Ave 503-645-7562	<a href="mailto:normrose@verizon.net">normrose@verizon.net</a>
Michelle Schnoor Secretary	Website	15550 NW Oak Hills Dr 503-758-8306	<a href="mailto:anothermichelle@gdiapers.com">anothermichelle@gdiapers.com</a>
Dan Smith Treasurer		2845 NW 154th Ave 503-690-7597	<a href="mailto:dan@comsmiths.com">dan@comsmiths.com</a>
Brad Buchholz Director	Internal Affairs	15200 NW Perimeter Dr 503-533-5765	<a href="mailto:buchholz.brad@gmail.com">buchholz.brad@gmail.com</a>
Dave Busby Director	Recreation	3010 NW 151st Pl 971-244-3288	<a href="mailto:buzzb08@gmail.com">buzzb08@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>
Alan Lachman Director		2630 NW 144th Ave 503-645-7562	<a href="mailto:gr8kahuna@gmail.com">gr8kahuna@gmail.com</a>
Peter Rauch Director	RV Lot	15055 NW Perimeter Dr 503-430-7422	<a href="mailto:rrpranch@yahoo.com">rrpranch@yahoo.com</a>

**Want to know more? Your source for all things Oak Hills related: [www.oak-hills.net](http://www.oak-hills.net)**