



OAK HILLS HOMEOWNERS ASSOCIATION BOARD NEWSLETTER

September 2010



www.oak-hills.net

Bethany Blvd– September Agenda

The Bethany Project planning process continues on with increasing indications that the County is intent on pursuing a 5 lane road. In the past couple of weeks we have seen news stories on KATU and the Beaverton Valley Times giving interesting insights on the project. Links to these stories can be found on our web site.

Time is running out to effect the direction of this project. This month we have three separate initiatives- a letter writing campaign, and a plan for a noticeable and aggressive homeowner presence at two separate planning meeting. Details can be found inside this newsletter.

In our last newsletter we asked homeowners to make a sacrifice of time now to save our neighborhood for the future. During this month increased efforts will be made to convince homeowners to participate in a campaign to stop this process. Please read the enclosed carefully and contact one of the following if you have any questions or can volunteer some time:

Linda Kitchin, linda@kitchinonline.com, 503 466-2149

Michelle Schnoor, anothermichelle@gmail.com, 503 758-8306

Dan Smith , dan@comsmiths.com , 503 690-7597

Notes From the President - Linda Kitchin

The August Board meeting was held on August 11th as the meeting was rescheduled from the week prior because a quorum, which is five Board members, was not available to meet on the first Wednesday of the month. It turned out to be a very contentious meeting.

A number of homeowners expressed concern and frustration over the Board's approval of the remodel of a house on Bonneville Loop at the July 29th meeting. The immediate neighbors were not available to attend that meeting and although the Board was aware of their concerns, from the previous appeal hearing and subsequent email submittals, they wanted a chance to be heard. After much discussion, it was decided that at the September 1st Board meeting both sets of neighbors would be given an opportunity to present any new information to the board in opposition to the remodel. Each homeowner will be given a set amount of time to present, followed by questions from the Board. The homeowner submitting the remodel application will then be allowed to present as well as any other homeowners with a concern, for or against, as time allows.

The Board will then decide if they will vote to rescind the approval and revote on the application. This will be the final time that the Board will hear arguments regarding this design. All homeowners are welcome to attend this meeting (as any Board meeting). It will be held at Oak Hills Church, September 1st at 7pm.

The Oak Hills Board is made up of volunteers, not paid professionals, so throughout the process of evaluating the Bonneville Remodel application we have met and taken advice from the OHHA attorney on how to proceed and what our responsibilities are. We have not been swayed by threats of attorneys and have not rushed through the process, but have instead spent many hours researching and attending meetings to ensure we are as knowledgeable as we can be about the application -- and its effect on Oak Hills. Each stage of the remodel has been discussed at all of our meetings; If you've been unable to attend a past meeting, and have questions, please refer to the minutes posted on the Association website. Or contact a Board member directly.

During the last several weeks, the Board has encountered many complicated issues, stirring the emotions of Oak Hills homeowners. Misunderstandings and miscommunication occurred. Accusations and claims were made. We hope to avoid this same ill will in the future and again want to make sure homeowners know we welcome conversation at any time if there is a question regarding decisions made or something unclear. We hope you'll contact myself, or any Board member, for an answer or clarification to something you might have heard from a neighbor. We are always available to discuss any questions or concerns you might have.

The Board has always worked, and will continue to work very hard, with the best interests of Oak Hills in mind.

Maintenance Update

Concrete Repairs- Paul Lewis Construction completed the concrete repairs for the path from Perimeter Place to the backside of the Oak Hills School, the entry apron and sidewalks on the north side of the Rec Center parking lot and several other paths that needed repairs. Regarding the path to the Oak Hills School, one homeowner commented that "Yesterday I saw a child skipping happily while walking his dog down the path. It was beautiful! My seven year old, Cole, is so excited, he is now referring to the path as his new, enchanted path

153rd Entrance Landscaping- The grass that was hydro-seeded just a few weeks ago is growing a nice green and the maintenance crew is spreading bark along the sound barrier wall. The final steps in mid-September will be to add trees and shrubs in the bark area along the sound walls that will match the landscaping on the east side of 153rd. Trees will include Blue Weeping Alaska Cedar and flowering Cherry. Shrubs will include Viburnum and various Rhododendrons. Boston Ivy will be planted along the sound barrier wall similar to the wall on the east side of the entrance.

Baseball Field- the first game on the new field was played on a beautiful evening on August 22. The new field has been complete rebuilt and is now safe for play. The first event was a massive kickball game in which homeowners of all ages participated. It is unclear exactly how many runs were scored or which team actually won but it was a great event for all participants. Oak Hills Baseball is back.

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

The Oak Hills Homeowners Association Board met on August 11, 2010 at the Oak Hills Church at 7:00 PM. Present at the meeting: Linda Kitchin, President; Norm Rose, Vice President; Dan Smith, Treasurer; Michelle Schnoor, Secretary; Brad Buchholz, Director; Peter Rauch, Director; Jim Erzen, Director; Alan Lachman, Director; Absent: David Busby, Director.

President Kitchin called the meeting to order at 7:01 pm. The first item on the agenda was discussion regarding the Malen Home Remodel on Bonneville. Kitchin stated the Board had been asked why the Bonneville remodel had been approved at the July 29th Board Meeting. Much discussion ensued with several homeowners asking questions from the audience. In an attempt to explain the process, Buchholz stated a new application had been submitted and the Board made the decision to review it rather than it first being reviewed by the Architectural Committee. Since the Board reviewed it, there is no appeal process for a Board decision. Buchholz added the Association Attorney had been consulted and advised the Board to proceed accordingly. Owners stated Kitchin had stated that an appeal would be part of the process.

Kitchin stated there has been confusion regarding the appeal process, application review process, and subsequent approval of the architectural design. Kitchin acknowledged misinformation was given and recommended the Board consider another review of the application so that interested owners could submit their comments. Smith added that an appeal is not applicable if an application is approved – only if it is denied. Buchholz noted that the consent of the neighbors is not required, and the Board has the right to decide if they will invite input from the neighbors.

Owners asked if there is a policy that outlines the process. Schnoor stated there is none and suggested the Board consider holding a meeting in the future to allow homeowner's to voice their concerns. Buchholz moved that at the Board Meeting to be held on September 1st, 2010, the Board take input from interested parties regarding the above application that had been submitted and approved on July 29th. After receiving that input, the Board of Directors will vote at that same meeting whether to set aside the decision made on July 29th or

put the application for a vote. The decision at that time would be final, no further appeal to the OHHA Board would be allowed. Schnoor seconded the motion, motion carried with Rauch opposed.

To ensure owners have the opportunity to attend the meeting, a notice will be posted on the website, posted on the Notice Board, included in the newsletter and will be noted as an agenda item. With that, the Board will consider the matter noticed to all interested owners.

Next agenda item, Michelle Schnoor submitted a draft Code of Conduct and Ethics for Board Members and Officers for the Board to review and adopt as a policy. Schnoor stated the reason for creating these documents and presenting them is due to her concern with the current state of the Board. Having served on several Boards, there has always been a spoken, or unspoken Code of Conduct; from her knowledge, there is no existing Code of Conduct for all Board members to abide by. Schnoor is currently embarrassed to be part of this Board due to individuals who are acting inappropriately. She expressed that this behavior is disruptive and leads to a negative attitude on the part of the homeowner's toward the Board. "Disruptive", defined by Schnoor, consists of displays of disrespect, lack of transparency, mistrust, ill will, lack of support, interfering with process, deliberately violating confidentiality, and reluctance to take on certain responsibilities. Based on the same concerns regarding Board behavior, Schnoor submitted a compilation of meeting protocol taken from Robert's Rules of Order, "Rules of Order for Association Boards" for review and adoption by the Board.

Schnoor's belief is Board members who behave in a disruptive manner are toxic to the remainder of the Board and Schnoor hopes these two documents will encourage more positive behavior and the means for the Board to move forward in a positive direction. Much discussion was then held between Board members and homeowners.

As part of this discussion, the Board stated that Director Lachman had recently sent an email to Board Members and owners that included derogatory statements made about President Kitchin. Many Board members expressed concerns about this email and the intent behind the email. Buchholz asked Lachman to apologize to Kitchin for that action.

Lachman refused to do so and stated the intent of the

email was to "blow things up on the Board". Buchholz asked Lachman if he was prepared to assume certain Board duties to which Lachman stated he would agree to resign if the Board would appoint Myra Lee to his position. The Board responded that they would not accept a resignation that included a caveat. Smith moved that Lachman apologize to Kitchin, motion seconded by Erzen and carried with Lachman opposed

The Board then moved on to approve minutes from prior Board meetings. Motion made by Rose to approve the minutes of the Board Meeting held on July 7th, 2010. Erzen seconded the motion, motion carried with Lachman abstaining. Motion made by Smith to approve the minutes of the Board Meeting held on July 19th, 2010. Erzen seconded the motion, motion carried with Lachman abstaining. The minutes from the Board Meeting held on July 29th will be reviewed at the next Board Meeting.

Homeowner, Darla Castagno, asked if the Architectural Committee had approved a house, recently painted bright blue. Rose responded that the application had been submitted and approved in accordance with the Bylaws. Kitchin asked if owners would like to volunteer to assist the Committee in the compilation of an approved paint list that could be used by the owners. Two members volunteered to assist the Committee. Another homeowner inquired why two (2) newsletters were being circulated in the neighborhood. The Board reported they had decided to prepare a newsletter that addressed Association business only. Smith added that the cost for the Association to prepare a newsletter was the same as using the services of the Oracle.

An update was then given regarding the Bethany expansion project by Norm Rose and Fran Bates. Rose reported that at a recent meeting held by Washington County regarding the expansion of Bethany Boulevard, about 99% of those in attendance were in support of a 3 lane road rather than the 5 lanes planned by Washington County. Fran Bates reported the "3NOT5" Committee had asked WHPacific to present a proposal to the Committee at their next meeting that considered three lanes, but they declined to do so. Bates encouraged owners to contact the county commissioners to express their support of three lanes, not five. Discussion followed regarding the effort the Association could make to support the "3NOT5" Committee.

CMI Wood presented the proposal received from Currie

& McLain, P.S. for the 2009/2010 Audit and tax preparation. The Board requested that two additional proposals be received for the above note.

Due to lack of time, Kitchin requested the Board submit their Committee Reports by email. It was agreed other agenda items requiring further discussion: CC&R Procedures, Traffic in Oak Hills, Greenbelt Drainage, and Recreation Behavior Procedure would be postponed for discussion at the Board Meeting to be held on September 1, 2010.

Treasurer Smith reported the fees incurred for legal matters has been very high recently and requested that no further legal fees be incurred during the current fiscal year. Rose requested that written documentation be received from Stark Ackermann supporting the advice given to the Board that they follow a specific procedure to hear the Malen/Bonneville application at this Board Meeting. The Board agreed that no further legal expenses should be incurred.

There being no further business, the meeting was adjourned at 10:00 pm.

Oak Hills Homeowners Association Board Meeting -- August 19, 2010

The Board of Directors held a Work Party Meeting on August 19th, 2010 at the Oak Hills Church at 7:00 pm. Present at the meeting: Linda Kitchin, President; Dan Smith, Treasurer; Michelle Schnoor, Secretary; Brad Buchholz, Director; Jim Erzen, Director; Peter Rauch, Director; Absent from the meeting: Alan Lachman, Director; Norm Rose, Vice President; David Busby, Director.

President Kitchin called the meeting to order at 7:02 pm. As a result of last week's meeting, Kitchin briefly went over meeting guidelines.

Comments were taken from Homeowner's present and the first came as a complaint regarding the "pumpkin" colored home on Oak Hills Drive that was just recently painted. Homeowner, Robin Bodner, alleges she called Rose, left a voicemail and sent an email, yet never received a call back or an email response. It has now been two months and still no response. Another complaint was made about the landscaping of several yards in the neighborhood. Kitchin will look into the paint color issue.

Darla Castagno also stated a complaint about the home on Arcadia Court and the recent change of paint color to bright blue. She has also submitted her concerns about the home on Arcadia, the "pumpkin" house on Oak Hills Drive, another home on Norwich Court also painted orange, and a red fence on Wooded Way and Perimeter. The Board resolved that until a collection of paint swatches are approved, we'll request homeowners to paint a square on their home to see the paint color, on the home, in person. Since Rose was not present at the meeting, Kitchin will discuss the issues with him and a decision will then be made about the next steps. Kitchin will get back to the homeowners who have not received responses from Rose.

David Johnston stated his complaint about the signs advertising the 3NOT5 group placed next to the main four-way stop; he is bothered by the Board advertising a group that doesn't necessarily reflect the opinions of all residents.

Mike Cooney came to give his thanks to Jim and Katie Erzen for all their work at the entrance of 153rd Ave.

The minutes from the July 29th meeting were reviewed and the minutes will be edited to reflect: "The Board determined Lachman's proxy was not valid based on the timing of the submission of the proxy." Erzen motioned to approve, Buchholz second. Rauch abstained due to being absent from the meeting.

Smith gave an update on financials and right now we're right on budget, with the last statement received showing account activity through June.

The Board then gave their committee reports:

RV LOT Rauch has a waiting list and will be able to fit everyone in except for two who are too big. An RV Roundup will be coming soon as RV's will need to be pulled out of the lot and parked around the neighborhood in order to reassign spots.

SECRETARY'S REPORT Oak-Hills.net has been updated and a new page has been added to reflect the Oak Hills Homeowner's Association Board Newsletters.

4th of JULY Kitchin reported that the Oak Hills 4th of July celebration netted a \$2000 income.

INTERNAL AFFAIRS Buchholz reported he's been working on the following issues within Oak Hills: complaint about backyard chickens has resulted in them find-

ing a new home, signs in the dumpster taken from through the neighborhood, meeting scheduled with the homeowner regarding a backyard issue, an RV in the street has been solved, a noise issue that has since been let go, material in a driveway that is said to be gone come August. Buchholz continues to work on the CC&R Violations policy, procedure and committee.

MAINTENANCE REPORT Erzen reported that the landscaping almost complete at the entrance of 153rd, bark chips have been laid, sprinkler system is working, the remainder of plants will be planted in mid-September. A big 'thank you' was expressed by the Board, to the Erzen family, for spending many weekends, volunteering their hours, to get this project done before Fall. Erzen also reported that all the planned concrete repairs are completed. All work on this project has also been done under budget.

For the Irrigation system, the budget is \$10,000, but to date only \$3,800 has been spent. Erzen plans to use the leftover dollars to have the Recreation Center roof sprayed to prolong its life

Schnoor led discussion around the Oak Hills Board Code of Conduct presented at the prior Board meeting. Discussion held regarding how specific to make each point and Board members made suggestions, as did Homeowners David Johnson and Myra Lee. It was decided that a Board member signature to the document could not be made mandatory, but moving forward, all candidates for the Oak Hills Homeowners Association Board would be presented with the Code of Conduct. If the candidate chooses to not sign, this information would be made public and would be announced during the election process. Schnoor will make edits to the document and then email a final version to all Board Members by Wednesday, August 25. Board will then vote on both documents, Code of Conduct and Rules of Order, at the September 1 Board meeting.

Discussion was then held around the final CC&R violation process document created by Buchholz. It was stated again that the Board will have input on committee members and approve the members on the committee. The Board recommended a few edits to the document and Buchholz will send out an edited version to all Board members. This document will also be voted on at the September 1 meeting.

Kitchin recommended setting up a CC&R Review Com-

mittee, having them write the guidelines, and then introducing the guidelines and introduction to the Board for approval. The Board agreed.

The OHHA has received media attention regarding the Bethany Expansion from the Beaverton Valley Times and KATU (TV and online story) The Board decided to launch a campaign about Bethany during the month of September. Homeowners will be encouraged to attend meetings, write letters to the County of Commissioners. The goal will be to provide draft letters and a list of addresses for homeowners.

Schnoor went through the Oak Hills traffic issues and reported stats from the last Oak Hills road study executed in April. Many homeowners are concerned regarding the increase in traffic and what might happen once construction on Bethany takes place. Discussion was held as to what might be done to calm traffic now and in the future. Schnoor will create a proposal for traffic calming devices to be considered in the budget planning. At this time, the Board has approved signs directing drives to slow down and be aware of the neighborhood they are driving through. The Board has approved the speeding signs are approved as an interim solution while a long-term solution is being addressed.

Erzen reported there is a wet area in the center of Oak Hills greenbelt that continues to remain wet, even with all the dry weather. Some recommendations: putting in a French drain or planting a wetland garden to soak up the water. Erzen will speak with experts to find out how to best landscape around a spring in the green space.

In preparation for the September 1st meeting, and the discussion around the Bonneville Remodel, Kitchin requested input around the agenda. The Board decided the meeting would begin with the Bonneville remodel discussion, with each neighbor being given 10 minutes to present any new details regarding their opposition to the remodel. The Board will ask questions and then Malen will be given 10 minutes to also present. All other homeowners will be asked to sign up on arrival if they wish to talk and the Board will, depending on time, do their best to listen to as many homeowners as possible. The Board will then discuss and decide on whether to vote to rescind the approval.

Kitchin will also share the draft of the approval statement with Male and the neighbors so they can better prepare for the September 1st meeting. It was enforced

that this statement is only a draft, not discussed by, or approved by, the Board.

The final item on the agenda is the request from Smith for budget information from Erzen. Meetings will need to happen in September to work through Budgets; Smith will schedule and hold open meetings to discuss how and where money should be spent. He will then work through drafts for an October 1 meeting approval.

Kitchin adjourned meeting at 9:19pm. Buchholz seconded. All were in favor.

Annual Budget Review

The OHHA annual budget runs from October 1 to September 30. September starts the annual planning month for the budget for next year which we hope to approve at the October 6 Board meeting.

During this month we want to provide opportunities for homeowners to make suggestions about the new budget. Are we spending enough for some things? Are we spending too little? Are there some things we should just stop doing? How much should be set aside for reserves?

Last year we introduced several new concepts into the budget. We started a reserve fund. We began a special budget for capital improvements. We changed the method of funding the swim team. We began better planning for ongoing maintenance.

But like all budgets, this year's was just a guess. As of the most recent statement we are on budget with revenues coming in slightly higher than expected and expenses slightly higher than expected. But this year the big issue has been legal costs which have far exceeded all expectations. This is now the second year in a row in which legal expenses will exceed \$10,000 and we have no reason to believe this will not continue into the future further draining the associations abilities to prepare for the future and improve our facilities. As long as homeowners continue to push the boundaries of the CC&R's we will need the assistance of experts- attorneys- to help sort out the dispute. This is an unfortunate recent development and has potentially serious long term consequences for the neighborhood.

For the most part, our expenses and our revenue, are predictable and we can make adjustments as necessary for minor variations. Also, we have sufficient funds in

the bank to handle a major financial problem in a year. The problem with the legal expenses is that it is a new and substantial issue with potentially major long term implications. If the new practice in Oak Hills is that every year there are going to be more cases in which we argue architectural decisions through attorneys instead of through our own internal review committees than we have to start putting increasing sums away to prepare. Hopefully, there is something that can be done either through a change in our internal processes or if necessary an amendment to the CC&R's that can help put a halt to this in the future.

As far as good news, there is certainly no assessment increase in the immediate future. Inflation is low and we have been keeping expenses (except for attorney's) in line so we are doing fine financially. This year we will again shoot for a budget that attempts to continue to do the same things we have been doing with no increases in any fees.

The first meeting for homeowner input is scheduled for the Board work party meeting on September 16. There will be time for an open discussion of ideas and suggestions. Another open meeting will be scheduled for the end of the September when a draft of the final budget will be presented for homeowner review and comment. Based on the input received the budget will become final on October 6.

Please contact Dan Smith if you have any questions or comments.

Bethany Focus Group Update

Washington County has conducted a discussion Group meeting, held August 5, at PCC Rock Creek Campus. The meeting was well attended, with over 60 persons present. Following an introduction by Washington County and the contractors hired to work on this project, the County asked those in attendance to provide discussion and input on suggestions on how the community perceives the project to be completed. The attendees were divided into three groups - Overpass to Bronson, Oak Hills Drive and Teleshire North to West Union. Written suggestions were provided to the staff.

Overwhelming support for a three lane road was provided to the Project Coordinator and the contractors. Portions of the meeting were loud and controversial.

Working maps were provided to the attendees and it was clear that the center line of a five lane road hugs the east side of the current Bethany Boulevard. This is the first time the public has seen a definitive line drawn. Impact to the property owners on the west side of Bethany Road will be limited, while the greater part of the widened road will come from Oak Hills and Teleshire property owners.

Oak Hills is represented by three members on the Bethany Blvd Focus Group. Chris Biggs serves as a member-at-large, Anne Bryant represents the Local School committee, and Norm Rose represents the Oak Hills Homeowners Association. All three are residents of Oak Hills. The committee is comprised of 15 members from the community, representing individuals, businesses and other organizations.

The next Focus Group meeting will be held September 9th at Sunset Presbyterian Church, on Cornell Road. From 5-7PM.

At this meeting, the County will provide the first drafts of the road design from the traffic engineers. Your attendance and comments are reported back to the County Board of Commissioners, as part of the process. Your written testimony can also be submitted. We understand that the September 9th date is full of conflicts, but please avail yourself to provide support and feedback.

3not5 Petition Drive ends September

Every voting age Oak Hills resident is eligible to sign a petition. Please submit a petition electronically by going to www.3not5.org, click ACT NOW! and select Sign Petition.

Printed copies of the petition are available in the petition drop off box located at 15745 NW Perimeter Dr.

CC&R Review Committee

Homeowner Myra Lee has very kindly offered to head up a committee to review the CC&Rs. Initially the group will work on setting up guidelines for the review and then making their way through the CC&Rs proposing any changes that need to be made to the existing document as well as any new additions. They will present to the board on a regular basis and ultimately any changes will be voted on by the homeowners.

We are now looking for any homeowners who would be interested in being part of the committee that would meet once or twice a month. If you would like to be involved please contact Myra Lee; myra_lee@verizon.net, 503-439-6140 and include a little about yourself: previous experience on an HOA, or with CC&R's. Current or previous work experience, the reason you would like to be part of the committee and anything else you feel would be of interest in order for the board to select the committee.

The deadline for this is September 15th and we ask that all those interested attend the board meeting on September 16th where the board will appoint homeowners to the committee.

September Thanks

It seems that each month we have some homeowners that have gone out of their way for our neighborhood and we felt it was time they were acknowledged for their hard work. This month our thanks go to:

Jim and Katie Erzen for digging trenches and putting in the irrigation at the main entrance. Many hours of hard labor have paid off with a beautiful green lawn.

Amy Cole for cooking all the food at the luau, vast quantities of delicious food that helped set the mood for a great evening.

AUGUST OAK HILLS EVENTS

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

- 1: HOA Board Meeting, 7:00pm, Oak Hills Church
- 2: SCUBA Full Certification Class, 8:00-11:30am
- 2: Dancing at the Rec, 8:00pm
- 3: Dive-In Movie at the Pool
- 4: OH Summer Golf League Ends
- 5: OH Summer Concert 6-8pm
- 7: FIRST DAY OF SCHOOL!
- 7: Dancing at the Rec, 8:00pm
- 9: Bethany Boulevard Focus Group, Sunset Presbyterian Church, 5:00-7:00pm
- 13: Oak Hills Swimming Pool CLOSED
- 14: Dancing at the Rec, 8:00pm
- 16: HOA Board Work Party Meeting, 7:00pm, Oak Hills Church
- 16: Dancing at the Rec, 8:00pm

21: Washington County Board of Commissioners Meeting, Shirley Huffman Auditorium of the Public Services Building, 10 am

23: Dancing at the Rec, 8:00pm

30: Dancing at the Rec, 8:00pm

For a listing of all events, please visit 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 July 15th Through August 28th

Wed. Aug 11th. At 3 am a small white pickup was seen on the library side of the school driving through the grass and tearing up the lawn for quite some time. Neighbors were unable to get a license number so a report was not filed.

OHHAneighborhoodwatch@gmail.com

Oak Hills Homeowners Association Board Members

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Brad Buchholz Director	Internal Affairs	15200 NW Perimeter Dr 503-533-5765	buchholz.brad@gmail.com
Dave Busby Director	Recreation	3010 NW 151st Pl 971-244-3288	buzzb08@gmail.com
Jim Erzen Director	Maintenance	15368 NW Wooded Way 503-758-3847	jim.erzen@us.army.mil
Alan Lachman Director		2630 NW 144th Ave 503-645-7562	gr8kahuna@gmail.com
Peter Rauch Director	RV Lot	15055 NW Perimeter Dr 503-430-7422	rrpranch@yahoo.com

Want to know more? Your source for all things Oak Hills related: www.oak-hills.net