



Oak Hills Home Owners Association News

The official publication of the Oak Hills Home Owners Association

February 2017

www.oak-hills.net

VOLUNTEERS SOUGHT FOR LANDSCAPE PLAN

BY JIM MEYER, OHHA PRESIDENT

Oak Hills recently lost several more trees to winter storms, and many of our ornamental plums are overdue for removal and replacement. With the Dinahanian property listed for sale, we should also consider landscape implications along NW 153rd.

A strategic landscaping plan would prioritize common area tree and shrub removals, and identify appropriate species, locations, and priorities for planting (including budget considerations). To be ready for the spring planting window, meetings will be held in February, tentatively the 18th and 25th. The goal is for a few homeowners to join Todd, Jason and me in developing a landscape plan to cover the next three years or more, for review at the Mar. 1, 2017 OHHA board meeting. Interested volunteers should contact Jim Meyer at oakhillshoapresident@gmail.com for details or to provide input.

CALL FOR CANDIDATES

As we look forward to moving our monthly OHHA Board meetings to the renovated Rec Center, we hope for increased meeting participation by homeowners and residents. Homeowners interested in serving the Oak Hills community as Directors are especially encouraged to attend: 7 p.m. on the first Wednesday each month, at the Oak Hills Community Church. Hope to see you there!

RV LOT EXPANSION PLANNING CONTINUES

BY DAVID BOYD, OHHA DIRECTOR

Payments are now overdue for 2017. If you do not pay by Jan. 31, 2017, you will not get the new combination for the year. Those who have not paid have been emailed with a reminder. If you are not sure if you have paid please call or email David Boyd.

The RV Lot expansion plan will be presented to the board in early

February. If approved, several RV Lot owners will be asked to remove their vehicles for a period of a few days to a few weeks while a number of spaces will have to switch. RV Lot owners needing to move will be contacted by email or phone with instructions. We will ask the neighborhood to be patient during the move, as some RV's,

trailers or boats might need to be parked on the street for a period longer than the allotted 48 hours.

While the target time is late February, the project will have to be approved before an exact date is set.

REC CENTER PROJECT UPDATE

BY OHHA BUILDING COMMITTEE

Last month, we predicted that there would be an official delay in the Rec Center project. This month that prediction came true. There are two key factors causing the delay. Weather has been historically bad with the temperatures, wind, snow and ice all not helpful for pouring concrete. Washington County has also been holding up three items. The most impactful one is the pool permit. We have continued to provide Washington County structural calculations, mechanical diagrams and any other needs they request of us, but they have yet to approve the pool submittal. The pool timeline cannot be condensed. Projecting forward, we are estimating an early May opening if Washington County does not hold up the permit much longer.

The buildings are set to be completed in early April, but we will not have access to them until the pool is completed. The pool house slab could not

be poured due to the weather the last few weeks delaying its completion until early April. The additional landscape area to the north of the site might continue past early May, as it is favorable not to rush that area in the cold winter and better to take advantage of spring temperatures. If the landscaping goes past early May, it will not have an effect of delayed access to the buildings or pool.

There will likely be some costs associated with the delay, mostly in the area called general conditions. That includes salaries of staff needed to supervise the site and rental of site equipment such as the fence and trailer. Many of these general condition costs can vary based on how well the general contractor can manage, so we are working with TEAM to mitigate the costs best we can. There are too many moving parts to effectively predict the final cost of the project. There is every

indication that we currently have ample funds to support the project to completion using a variety of funds from our general operation budget.

The progress this month was primarily in completing the installation of the windows in the gym. If the current schedule holds, you should start to notice the siding going on while inside they will be covering the walls. The mechanical room and storage room will likely see siding this month as well.

Please register for your FOB key on line at www.oak-hills.net. A FOB key is similar to a hotel key, one that can open a door when waved over an electronic reader. Each home gets one FOB key for free and can buy additional for \$50 each. While you may have access to some of the spaces when staff is present, a FOB key will ensure you can access the site during the days when staff is not present.

DROP BOX TO OPEN FOR THREE WEEKENDS

To help with clean-up efforts from recent winter storms, the yard debris drop box will re-open **Jan. 21-22, Jan. 28-29, and Feb. 4-5**, using last year's drop box sticker and padlock combination. Tree branches, etc., need to be cut to less than 4' in length, and less than 4" in diameter. No stumps, sod, rocks, etc. are permitted. Please trim side branches to maximize packing density! Any questions, please contact Todd Cooper at coopert@gmail.com or 971-255-3362.

COMPLIANCE CORNER: STORMY WEATHER TIPS

BY TERRI DANOWSKI, OHHA DIRECTOR

This has been a challenging winter with multiple wind, ice and snowstorms wreaking havoc on our area. Spring is coming eventually and that means even more rain. Here are a few reminders and tips to keep your property and our community safe and attractive:

- **Shovel snow and ice from your sidewalks.** All homeowners are responsible for the safe passage of pedestrians on the sidewalks adjacent to their home. If an injury occurs on your sidewalk, you, the homeowner, are liable for damages and medical claims. Be safe, not sorry!
- **Inspect your landscaping regularly** for fallen trees, broken limbs and potentially dangerous hanging debris which could fall, causing damage or injury.
- **Cars parked on the street should be a foot away from the curb** to allow water and storm drainage to pass by easily.
- **Clear debris from gutters** (on your house and in the streets) and storm drains to allow water and storm drainage to flow freely.
- **Be prepared...**for whatever weather may come our way. Keep a supply of kitty litter or snow-melt handy in the winter in case you need traction. Keep an ice scraper and small shovel in your car along with emergency lights, a blanket and some water.
- **Check on your neighbors** to ensure they are safe and prepare. **Lend a helping hand** to those who need it. Our neighborhood is well known for generosity of spirit and our friendly community. We want to encourage that!



THE REC CENTER IN TRANSITION



*Interior southwest corner of gym
with windows installed.*



*Mack Thames, Project Manager for
TEAM, providing a tour of the
construction site in December.*

RED CROSS CERTIFICATION CLASS TO BE OFFERED AT THE NEW REC CENTER

BY SHEILA BREWER, OHHA DIRECTOR

One of our neighbors, past board president Jim Poland, experienced a life-changing event. His experience caused him to suggest that we ensure a safer and more prepared neighborhood for life threatening situations by offering a Red Cross Class at the Rec Center. We plan to do just that.

Jim's Story:

As homeowner Jim Poland drove past the school almost to the church, he noticed out of the corner of his eye and just down Forest Ave. what appeared to be somebody lying on the ground next to the sidewalk. As he pulled up he saw that it was an older man on the ground, not moving, with his wife leaning over him. Another driver had stopped and he could see that he was on the phone, presumably to 911. He then knelt down next to him and tried to determine if he was breathing and/or had a pulse. Finding neither, he started doing chest compressions, which he continued tirelessly throughout the ordeal. After several minutes a young lady out walking her dog asked if she should get the school AED, she soon returned with teachers and the AED and it was administered. At that very moment multiple EMS vehicles arrived and they took over chest compressions, started an IV, etc. When Jim left the scene several minutes later they were still working on the man. Eventually the man was transported to the hospital breathing on his own while still experiencing issues.

While relating this story, Jim wanted to be clear that this situation was not one he wanted a pat on the back for, but rather one that made him feel wildly unsure, scared, unprepared and under-skilled. He spent the next weeks questioning every moment and everything he did and did not do.

In Jim's own words:

"I have second guessed myself every day since. Did I act fast enough? Did I waste even a few

seconds in deciding to stop in the first place, or deciding what to do, or at any other point? When I checked for breath and pulse, did I do it correctly? Did he have a pulse and I just missed it? If he had one, did I do more damage by performing CPR if it wasn't needed? Did I perform CPR correctly? Too slow? Too fast? Too hard (pretty sure I broke a rib or two)? Too soft? I know they've changed CPR in recent years: is it now supposed to include breaths or not? Did I hesitate when the young lady mentioned the nearby AED, and did that delay its arrival by precious seconds? Why did I have to wait for her to mention it, why wasn't I more directive from the beginning and think of sending someone in search of one without having to be asked? When it did arrive, I stopped compressions as the teacher applied the AED patches, but should I have continued until the machine was ready to do a reading and shock him? Did those 20-30 seconds make any difference?"

"I'm a reasonably confident guy, but I don't EVER recall feeling that unsure of myself, and I NEVER want to feel that unsure of myself again. It's been years since I went through CPR training, and over 30 years since I took EMT training in college. So the first thing I did after I got home that night was to look for a CPR class to take ASAP. I may never need to perform it again, but I vow never to be that unsure of myself if ever I find myself in that situation again. And I further commit to taking a CPR refresher class annually."

"Given the fact that this occurred in the middle of our own neighborhood where one of our own needed emergency care, it seems to me that offering an annual CPR training course to homeowners would be a wonderful thing for the board to support and provide, and it would be a great use of our new Rec Center. Wouldn't it be fantastic if we had to offer it more than once annually in order to meet the demand of the

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RECREATION ROUND-UP

BY SHEILA BREWER, OHHA DIRECTOR

JULY 4TH AROUND THE CORNER

We need a theme! Please submit your ideas to oakhillsrec@gmail.com. The contract for fireworks is in process and great plans are being made!

PLANNING SUMMER 2017

With our new pool, gym and community room this summer, we are working feverishly to schedule offerings for homeowners. We expect to have one of the busiest summers Oak Hills has ever had and we will be ready! All of us, all 650 homes, have worked together toward this momentous occasion. I hardly know where to start listing the events and offerings.

A committee is hard at work reworking rental policies for homeowners as well as employee guidelines and handbooks. We are in the final stages of hiring a swim team head coach and aquatics manager. Schedules are being put together for lessons, lap swim, and open swim.

Classes of all levels and ages are being organized. Bridge, bunco, pickle ball, basketball, badminton, volleyball, and dodgeball are all in the mix. And of course we are looking for organizers for anything you would like to see in our new facility.

GRAND OPENING

A grand opening party is being planned! Look for details in the next newsletter.

LIFEGUARDS NEEDED

We are now accepting applications for summer employment. Lifeguard certifications required. Please email Christina at oakhillsrec@gmail.com for an application.

SWIM TEAM

Are you ready? The Oak Hills Swim team is ready to go! Our program has a long and successful history and we can't wait for all swimmers, new and

old, to join the team in our new facility! We are in the final stages of hiring the head coach, and assistant coaches will be interviewed soon. Please join the iconic historic Oak Hills Swim team. Parents, get those kids out of bed every morning of the summer to swim with their friends and neighbors! This is truly a uniquely Oak Hills tradition and one of the many things that sets us apart from just any other association. Look for sign ups soon!

BRIDGE

Thanks to Organizer Nancy Neuman, a bridge group is already up and running and ready to move into the Rec Center as soon as it opens! Currently, they play the first and third Mondays of each month from about 1 – 4 p.m. All homeowners are welcome to join regardless of level. For more information, please email oakhillsrec@gmail.com.

Red Cross Certification Class, *continued from Page 4*

neighborhood? Who knows when the next time one of our neighbors will need one of us to help in this way. But if it does happen, I don't want anyone to feel as helpless or unsure of themselves as I felt that night. And selfishly, it might be my fat, hairy chest that one of you may need to thump on some day. The more who know what they are doing, the better my chances will be."

Jim has volunteered to help organize, along with Mike Brewer and the Oak Hills Rec staff, our soon-to-be-offered CPR class at the new Rec Center! Thank you Jim for being an example of why Oak Hills is such a great place to live. People here care about their neighbors, and when we see a need we step up and do something about it.

Look for a CPR class soon.

DRAFT BOARD MEETING MINUTES -- Jan. 4, 2016

MINUTES OF THE BOARD OF DIRECTORS' MEETING OF THE OAK HILLS HOMEOWNERS ASSOCIATION HELD ON JANUARY 4, 2017 AT 7:00 PM IN THE MEETING ROOM OF THE OAK HILLS CHRISTIAN REFORMED CHURCH, 2800 NW 153RD AVENUE, BEAVERTON, OREGON.

PRESENT: Jim Meyer, President
Terri Danowski, Director
David Boyd, Director, RV Lot, Rec Center Constr.
Todd Cooper, Director, Maintenance
Sheila Brewer, Director, Recreation
Tony Davis, Director
Sara Bourne, Vice-President, Building Committee

ABSENT: Linda Marshall, Treasurer
Sarah Gauntt, Secretary, Communication

BY INVITATION:

Tom La Voie, Community Manager CMCA, CAMP COMMUNITY MANAGEMENT, INC. AAMC

OWNERS AS LISTED ON THE ORIGINAL SIGN-IN SHEET

I. CALL TO ORDER

The meeting was called to order at 7:07 PM by President Jim Meyer, and a quorum of the Board was certified. Meyer reviewed the agenda.

II. APPROVAL OF PREVIOUS MEETING MINUTES

The previously circulated minutes should be amended to read, 'Oak Hills Soccer Club' in the Maintenance section, instead of 'Beaverton Soccer Club.'

AGREED: David Boyd moved to approve the amended minutes of the December 7, 2016 meeting. Terri Danowski seconded the motion, which passed without opposition.

III. HOMEOWNER COMMENTS

Visitors: The Board welcomed Rich and Diana from the Cedar Hills Homeowners Association. Jim Meyer attended their meeting last month, and they have returned the favor.

Historic District and Home Design: A homeowner cited an article in the Oregonian by Janet Eastman regarding a home update from the inside out. The homeowner addressed the historic district designation and stated that houses should not be modified from street view. She asked the Board to 'pay homage' to the historic district by permitting owners to update their house exterior only within the mid-century modern aesthetic. Meyer stated that he would like to see architectural review materials that are simply stated, as a long-overdue update to the 2001 printed guidelines booklet. Directors Brewer and Boyd commented that they recall the presentation to homeowners for the historic district vote included the assurance that changes to house exteriors would not be prevented by the historic district designation.

Shoveling Sidewalks: A homeowner inquired as to whether

there is a rule stating that sidewalks have to be shoveled within a certain timeframe. Brewer stated that she would purchase ice melt prior to the next weather event. Meyer recommended homeowners purchase kitty litter to carry in vehicles for traction as needed.

IV. HOT TOPICS

Building Committee: Boyd gave an update on the Rec Center and Pool project. The gym windows are installed, with the exception of two heavy ones. The siding will be applied, starting next week, once the pool utility room MEP is done. The interior fire sprinkler system is being installed. The pool house foundation and footings have been poured, but the concrete slab will be put off about a week due to anticipated weather issues. The community room is still on hold due to a roof/insulation review by Washington County, which the Board is hopeful will be completed in the next week. The contractors are close to covering the walls in the community room and the gym. Washington County has not yet issued a pool permit, as some engineering questions remain. Sanitary sewer, water, and underground electrical should be coming in the next week. About 15 homeowners toured the site December 22nd, and generated many positive remarks. TEAM Construction is now anticipating that the three buildings should be completed in March. The pool will not be completed until April. The timeline extension will have some financial consequence, especially for architect construction management. The low voltage contract negotiation has been completed at a final cost of \$38,000. A 50% down payment will be issued to the contractor, and the final 50% will be paid in next year's budget. The negotiation yielded a discounted price for 750 access FOBs. The 12 month draw period for the Mutual of Omaha has been extended through March due to construction delays. Any surplus money will be used to pay down the loan. CMI was directed to send a principal payment of \$90,000 and re-amortize the loan in the coming week. Boyd suggested a new cash handling resolution in regards to the special assessment. If a full payment of the special assessment for the project is paid at closing of a real estate sale, CMI is to issue a onetime payment to Mutual of Omaha in that amount.

Brewer has been working with a local company that builds furniture for large corporations, and the Association is able to purchase items using overrun material at a discounted price. They had built six chairs that were supposed to be loveseats, and the pricing of those items was less than one piece that was originally spec'd by Opsis. Fabric samples were presented to everyone's approval.

Skyview Gate: David Boyd spoke with the Skyview neighbors regarding the usage agreement. The Board has previously seen the final draft agreement via email, and was also discussed at the meeting. The proposed agreement would be

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Draft Minutes -- January 4, 2016 *continued from Page 6*

renewed on an annual basis before September 15th of each year, until gate removal when the affected fence section is replaced, though not coordinated with RV lot expansion. Language was added to assert OHHA rights to lock or remove the gate at any time and for any reason.

MOTION: Boyd moved to approve the common area access agreement between the Association and the Skyview neighbors. Davis seconded the motion. Directors Boyd, Danowski and Davis voted for the motion, while Directors Meyer, Bourne, Brewer and Cooper voted in opposition. The motion failed.

AGREED: Boyd moved to allow temporary access to the gate, until removed during the RV lot expansion project, or September 15, 2017, whichever is earlier. The Skyview neighbors would pay the actual cost to remove the gate, as determined by the fencing company. Brewer seconded the motion. Directors Boyd, Brewer, Bourne, Danowski, Davis, and Meyer voted for the motion, with Director Cooper voting in opposition. The motion passed 6 to 1.

V. BOARD UPDATES

TREASURER: Meyer reviewed Director Marshall's written update. The current budget to actual comparison is not helpful to share as payments have been made for project expenses from the OHHA Operating account. Those expenses will be reimbursed to the OHHA Operating account after Mutual of Omaha has been invoiced and paid the draw. As of November 30, 2016, OHHA holds \$896,000 in the general operating account and \$265,000 in replacement reserves. As of November 30, 2016, the OHHA Reserve account has paid about \$6,700 for drainage and \$2,600 towards landscaping pruning and spraying. Regular assessments were due after the close of this month, so there are no additions to the delinquencies last reported. Special serial assessments were also due after the close of this report.

RECREATION: Brewer has been working to document rental policies for the new Recreation Center and pool. There are still several items to be resolved, including initial rental rates. Much discussion ensued related to the availability of the facilities for rentals, and the rates that might be charged by the hour or by the event. Brewer stated that discussions are still in the early stages and much work lies ahead. A committee is working on the rental policies, procedures and pricing. The initial guidelines will be available for homeowners before the opening of the new rec center. The board of directors will also be involved in discussion and recommendations after committee set forward their recommendations.

Several Oak Hills homeowners have volunteered to coordinate recreation programs, including pickleball, ballroom dance, bridge, and other activities for the homeowners. A swim team coach and aquatics manager has been interviewed.

ARCHITECTURAL REVIEW: Davis reported there were five ARB applications in November. One front door, one roof, two windows, and one gutter. December had one painting application, three inquiries, and one project in process.

COMPLIANCE: Danowski reported four first notices, two second notices, four direct conversations, and eight open issues at the time of this meeting. Danowski reported that she drove through the neighborhood and counted 137 trash cans in obvious view from the street. The CC&Rs state that a "reasonable effort" must be made to keep these items concealed. The storage pod on Eastway has been removed, and several sidewalk trees have been addressed.

RV LOT: 69% of occupants have paid their 2017 lot dues. A sketch of the proposed new fence boundary will be presented to the community garden committee for their input. The RV expansion project will be funded through replacement reserves. The Board requested that a diagram and three bids be presented before they will approve the project. Boyd stated that a diagram will be presented at the next Board meeting. The tents currently in the lot will be moved to the west side, so that they are not visible from the road. This will allow larger vehicles to be placed along the north edge, adjacent to the garden. The tentative plan is to have the project completed in February or March. Reorganizing vehicles will require a few weeks, with some RVs parked on the streets during the project.

MAINTENANCE: Cooper stated the field irrigation project has been delayed due to weather. Cooper also stated that another ornamental plum tree came down in the most recent storm. Maintenance will identify which other plum trees require removal to reduce risk. Last year's landscaping bid was awarded to Peak Landscaping, which has been seen as an improvement in services to the Association. Cooper stated that he has also requested a bid from Sonny's Landscape Maintenance for the coming year, and that the bids will be presented to the Board at the next meeting.

PRESIDENTS REPORT

Speed Limit: Meyer stated that he has contacted former OHHA President Linda Kitchen to learn about earlier traffic studies at Oak Hills. The electronic speed signs capture a traffic log of dates, times, and speeds, and Kitchen will provide the software used to extract and analyze this data.

FOB Registration: As of the January meeting meeting, 203 residents have registered for their "free" fob, and a total of 22 "additional" fobs have been requested. Fob distribution will begin at the Grand Opening. Opportunity for registering in-person at the Grand Opening will also be provided.

Landscaping: Five neighborhood trees came down during the January 3rd storm: clean-up is in progress. Many ornamental plums are well past landscape life expectancy, and both removals and replacements will be accelerated. Homeowners interested in volunteering for a "strategic landscape committee" should contact Meyer, to help prioritize removals and replacements, and select appropriate species and planting locations.

VI. ADJOURNMENT

Sarah Bourne moved to adjourn the meeting at 9:23 pm. Sheila Brewer seconded the motion, which passed without opposition.

STANDING COMMITTEES

ARCHITECTURAL REVIEW

Tony Davis
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Jon Cole
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DATES TO REMEMBER

BOARD MEETING

Wednesday, February 1
7 p.m. @ Oak Hills Church

DROP BOX OPEN

Saturday-Sunday, January 21-21
Saturday-Sunday, January 28-29
Saturday-Sunday, February 4-5

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	Vice President	15435 NW Perimeter Drive 503-789-2048	saraebourne@gmail.com
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Sarah Gauntt Secretary	Communications	14645 NW Forestel Loop 971-777-5805	oakhillshoasecretary@gmail.com
David Boyd Director	RV Lot & Rec Center Renovation	14330 NW Belle Place 503-307-4583	hdcanboyd@juno.com
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Tony Davis Director	Architectural Review	14635 NW Oak Hills Drive 503-964-5193	tonydavisohha@gmail.com

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