



Oak Hills Home Owners Association News

The official publication of the Oak Hills Home Owners Association

September 2016

www.oak-hills.net

SUGGESTIONS SOLICITED FOR BUDGET WORKSHOP AUGUST 23 AT 7 P.M.

BY LINDA MARSHALL, OHHA TREASURER

There will be a workshop on Tues., Aug. 23 from 7 – 8 p.m. at the Oak Hills Church, to gather input for OHHA's 2106-2017 budget. As we develop the budget, the board would appreciate input regarding homeowners' priorities. What are your preferences? Repairing sidewalks in the greenbelts; replacing aging trees in the greenbelts; offering more social activities at the new rec community center; offering additional recreation activities at the new gym; repairing or replacing the iconic Oak Hills entrance sign; improving and/or enlarging the RV park...

If you are unable to attend, please send an email to linda@cmarshallfamily.com with your ideas.

COMMUNITY GARAGE SALE SEPT. 9 - 10

BY JIM MEYER, OHHA PRESIDENT

By tradition, the Oak Hills Community Garage Sale is held the weekend after Labor Day. For 2016, the sale will be Friday and Saturday, Sept. 9 and 10, between 7 a.m. and 3 p.m. OHHA will coordinate advertising and entry signs. All homeowners need to do is to prepare sale items, and set up shop in your garage or front yard.

Please contact Jim Meyer at 503-828-4582 or oakhillshoapresident@gmail.com if you plan to participate, so we know to include your street on the Craigslist ad map.

EXPANSION OF RV LOT PROPOSED

BY DAVID BOYD, OHHA DIRECTOR

The RV Lot continues to have a deep waiting list. This last year has seen a lot of demand for spaces that can house RV's of 30 feet or more. The current RV Lot does not have the room to house all of these vehicles. In the next month, an expansion of the RV Lot will be proposed, extending north to include the paved area between the existing RV Lot fence to the community garden. For minimal cost, this paved area would expand several spaces to more comfortably fit 30 foot RV's. Expansion would also create a few additional midsize spaces as well. Currently, most spaces are 10 feet wide, but 12 feet can be more appropriate for some longer RV's. A small fee increase will be proposed for vehicles requiring the wider spaces. Homeowners with ideas or concerns should contact David Boyd at 503-307-4583 or hdcanboyd@juno.com. Work on the expansion project could begin as early as this October or November, pending board approval.

**REPORT CARD
SURVEY DATA**
Story on Page 4

REC CENTER PROJECT UPDATE

BY OHHA BUILDING COMMITTEE

The Rec Center project has continued along with no major problems to date. PGE took much longer than expected to remove the old transformer which has resulted in a delay of the project by a few weeks. We have moved our target Grand Opening date to February of 2017. It has been very exciting to see so much activity at the site.

The Community Room is evolving rapidly. The interior framing of the bathrooms and kitchen area are almost complete. In the next month the roof insulation will be installed followed by the drywall.

The new Gym has come far in the last month. The foundation has been poured, walls have been installed and the underground plumbing and electrical have been prepped. The gym slab will be poured shortly and then they will begin framing.

The pool designs were submitted to Washington County and now we are seeing the continued excavation of the big pool. The pool house was delayed, but now the

basement of the pool house (known as the mechanical room) can start to have footing and forms poured.

The building committee is preparing to include information to be included with the annual letter sent to homeowners in early October. Some of the items under consideration include:

- Special Serial Assessment Statement which will explain payment options that include: no payment needed for those that paid in full; continuing monthly payments; continuing annual payments; or pay remainder of balance in full (\$6,189.46 if paid on November 9th).
- FOB card (electronic keys that can access each of the new buildings) distribution choices.
- Donor Pavers at the barbecue area can be stamped or engraved. Instructions on how to apply for a paver engraving will be included.

RUMMER HOME TOUR SEPT. 17

A tour of six Rummer homes in Oak Hills will occur on Sat., Sept. 17, from 10 a.m. to 4 p.m. This event is planned as a fundraiser for Oak Hills and Restore Oregon.

Tickets can be purchased by contacting Restore Oregon at 503-243-1923 or online at <http://restoreoregon.org/event/end-of-summer-rummer-house-tour>. If you have any questions, call Darla Castagno at 503-645-4341.

ADVANCE PERMISSION REQUIRED FOR VEHICLE ACCESS TO COMMON AREAS

BY JIM MEYER, OHHA PRESIDENT

Reminder: Homeowners must request access from OHHA Maintenance (Todd Cooper or Jason Jansen) before driving any vehicle (including contractors!) on common areas for any reason. Recent incidents of unauthorized vehicular access caused damage to bollard posts and sockets. Please request permission a few days in advance, so Jason can unlock posts and chains for approved access requests.

Todd Cooper 971-255-3362 coopert@gmail.com
Jason Jansen 971-732-4867 oakhillsmaint@gmail.com

THE REC CENTER IN TRANSITION



Assembling the forms for the footings for the new gym



Foundation footings for the new gym



Framing the walls inside the new community room



RECREATION ROUND-UP

REGISTRATION

Please email oakhillsrec@gmail.com to pick up a drop box sticker or acquire a tennis key.

MOVIES IN THE PARK

The last movie in the park for the season is on Aug 26th. Movies in the park have been a great success with many families bringing blankets, chairs, snacks and drinks to enjoy wonderful family movies together. Each movie has been progressively more successful than the one before. We anticipate this growing tradition will develop into another "must have" for the families of Oak Hills. Please join your friends and neighbors for the next evening and send in movie suggestions for events in the future.

STARGAZER CAMPOUT

The Stargazer Campout was great!! This event is the most popular Oak Hills neighborhood event of the year, after the 4th of July, and this year was as successful as ever! Dozens of families set up tents, cooked s'mores, slept in the park and then meandered in PJs down to breakfast. What a blast... we love Oak Hills and the Stargazer!

Thank you Susan Buchholz for starting this event over ten years ago and continuing the event since. Every year Susan has volunteered to plan, organize, shop, set up, run and then clean up after this magical evening. She does this all so we can enjoy this incredible fun tradition for our families. The uniqueness of Oak Hills could not happen without homeowner volunteers like Susan!

SUMMER WRAP-UP

Thank you to Arron, our Oak Hills tennis pro, for leading another great year for Oak Hills tennis!

WESTVIEW HIGH SCHOOL THIRD ANNUAL CROSS COUNTRY MEET AND COMMUNITY RACE WED., SEPT. 14

On Wed., Sept. 14 at 4:30 p.m., the Westview High School Cross Country Team will be hosting a meet with Westview, Aloha and Liberty High Schools competing.

Expect to be marveled by over 230 athletes. The first race will begin at 4:30 p.m., and the rest of the races will quickly follow.

Westview is also pleased to announce a community race at about 6:30 p.m. They are offering this event free to Oak Hills residents and a suggested donation for all others.

For information about the community race, please email Rebecca Martin at Rebecca_Martin@beaverton.k12.or.us.

REPORT CARD SURVEY DATA POSTED

BY JIM MEYER, OHHA PRESIDENT

2016 Report Card Survey responses, with identification and personal information removed, have been posted on www.oak-hills.net.

Multiple spreadsheet tabs are included with basic "pivot" analysis (a summary of results was included in the July 2016 OHHA Newsletter, posted online at www.oak-hills.net/documents). If you provided survey feedback (thank you!), please look through the main table to find the row with your data by looking through comments, then review your responses to confirm data accuracy. If any discrepancy is noted, please email Jim Meyer (oakhillshoapresident@gmail.com) for investigation.

All Oak Hills homeowners are invited to review the very wide range of comments and feedback provided for the Report Card. The Board takes homeowner feedback very seriously, and strives to make all decisions with the best interests of the entire Oak Hills community in mind. Any questions or suggestions for the 2017 Report Card should be sent to Jim Meyer. Thank You!

PET FOOD DONATIONS

Hello, my name is Zach Ramsey from Oak Hills Troop 728 and I am working on my Eagle Scout project. For my project on **Sat., Sept. 17**, I will be organizing and leading a pet food collection for the Bonnie Hays Animal Shelter. In 2015, the shelter housed 1,508 dogs and 1,121 cats. Your donations of pet food are needed to help the shelter continue to care for our community's homeless pets.

Please consider participating by placing a pet food donation on your doorstep **Sat., Sept. 17** by 9 a.m. Volunteers will collect the food that day. The shelter prefers the following brands of food: Canidae, Blue Buffalo, Natural Balance, Castor and Pollux and Solid Gold.

Food must be **unopened** but can be either dry or canned. If you have questions, please contact me at zramz20@gmail.com or 503- 617-9533. Thank you for your participation.

DRAFT BOARD MEETING MINUTES -- Aug. 3, 2016

MINUTES OF THE BOARD OF DIRECTORS' MEETING OF THE OAK HILLS HOMEOWNERS ASSOCIATION HELD ON AUGUST 3, 2016 AT 7:00 PM IN THE MEETING ROOM OF THE OAK HILLS CHRISTIAN REFORMED CHURCH, 2800 NW 153RD AVENUE, BEAVERTON, OREGON.

PRESENT: Sara Bourne, Vice-President, Building Committee
Sarah Gauntt, Secretary, Communication
Linda Marshall, Treasurer
Sheila Brewer, Director, Recreation
David Boyd, Director, RV Lot, Rec Center Constr.
Tony Davis, Director, ARB
Terri Danowski, Director, Compliance

ABSENT: Jim Meyer, President
Todd Cooper, Director, Maintenance

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 7:00 PM by Vice-President Sara Bourne, and a quorum of the Board was certified. Bourne reviewed the agenda.

II. COMMUNITY ANNOUNCEMENTS

There were no community announcements.

III. APPROVAL OF PREVIOUS MEETING MINUTES

AGREED: Sara Bourne moved to approve the minutes of the July 6, 2016 meeting as previously circulated and published. Linda Marshall seconded the motion, which passed without opposition.

IV. HOMEOWNER COMMENTS

Darla Castagno asked if the owners of the house being rebuilt on Perimeter Place had submitted a plan. Tony Davis acknowledged that the plan has been submitted and approved by the ARB.

Castagno also asked if the horizontal fence on Oak Hills Drive had been approved. Davis stated that the fence was approved and that there are several horizontal fences in the neighborhood.

V. HOT TOPICS

Building Committee: David Boyd gave an update on the Rec Center and Pool project. The saw cuts for the new Community Room underground utilities have been completed; plumbing and electrical work is ongoing. The gym foundation is poured, and walls are going up. Construction on the pool house has been delayed due to PGE's delay in removing the old transformer. Portland General Electric has now removed the transformer and cleared the site for construction to begin on the pool house. The work schedule is now a month further delayed with the grand opening tentatively planned for February 2017.

Landscaping: Lango Hansen now has the proposed landscaping designs.

Time Capsule: Boyd reported that no one has come forward with interest in this project, which he estimates would cost \$2,000.00. Boyd stated that he does not have the time to plan this project, and would have to eliminate the capsule unless someone comes forward to manage it.

Security Cameras: Pre-wiring the new buildings for low voltage electrical applications is in the budget, and a contractor is in place that is willing to do the wiring. Cameras, speakers, and door access control electrical devices are currently not budgeted and could be added later. One company has offered to defer payment for one year, to provide all the necessary equipment, and to monitor monthly, but the price is still being negotiated.

Loan: Boyd is working with CMI to determine if a principal only payment could be made in order to save additional interest.

Annual Dues: Boyd has asked that CMI provide a sample letter for the annual assessment, and the special assessment as well. Boyd would like to have the Board approve that letter, as there will be a lot of information in the annual mailing packet this year.

Rocket ship Playground: Boyd is working with Lango Hansen about the possibility of a brick sponsoring program to help finance the rocket ship play structure. The new play structure will be reminiscent of the original rocket ship structure that used to be in the play area. Lango Hansen is working on different levels of sponsorship for the brick project. Goals will be set for fundraising and a plan for the project will be presented at a future board meeting. There are other options for fundraising, including paying for additional benches and other playground equipment.

continued on Page 6

Draft Minutes -- August 3, 2016 *continued from Page 5*

Annual Mailing: The annual mailing will include the president's letter, annual dues letter, special assessment instructions, and fob instructions. The fobs (electronic keys) will be used by Oak Hills residents for access to Rec Center facilities, and the system will allow the Rec Center staff to program controlled entry into the facility for specific owners/groups renting the facilities, even when a staff member is not on site. The system will also track who accesses each door in the event of vandalism or misuse of facilities. Boyd asked if a schedule should be established for homeowner to pick up fobs, and if a mailing option (with some cost to requesting homeowners) would be acceptable.

Open House: As part of the grand opening of the new rec center facilities, a celebration is being planned by the Recreation Committee.

VI. BOARD UPDATES

BUDGET 2017: Linda Marshall reported on the budget planning. Marshall will be talking to board members individually to develop each department's budgets. Marshall encouraged the directors to think about their budget needs for the next several years. An open budget review workshop session will be held on August 23, 2016 at 7:00 pm at the Oak Hills Church for owners to discuss the next budget. Boyd asked if deferral of the reserve fund participation could be considered and to have an abbreviated reserve study for the upcoming fiscal year, with funds being channeled into the contingency fund. That issue will require additional discussion

RECREATION

Sheila Brewer gave a report on recreation activities at Oak Hills.

Facility Use: Traditionally the Boy Scouts and the Cub Scouts have been given free use of the Oak Hills facilities for a few days a year. This is due to the multi level pricing structure reflecting the "community outreach" level renter. In return the scouts have covered 143rd entrance on the 4th of July, provided for the bike decorating and done various tree and other projects for the community. Recently the scout requests for rentals have increased sharply. A more formal understanding is in order to insure that all groups of this type are treated fairly. Currently Girls scouts do not receive free use and have always pay as do other not for profit groups. Clear understandings

and guidelines for levels of pricing will be developed for the new facilities as the space will likely be in high demand.

Sports Camps: I-9 has changed the hours for the camp to 11:00 am to 3:00 pm, and will be charged \$6,400.00. Marshall asked if they still own money for this past season, which they do, and urged Brewer not to let them use the fields until they are paid in full for 2016.

Oak Hills Soccer: The Oak Hills Soccer Club will begin play in August. They will be charged a 3% increase over last year's fee, increasing to over \$3,700.00.

Budget 2017: Brewer will meet with Marshall to work on the budget for next year. There is not a lot of equipment, so Brewer will ask that any funds not spent this fiscal year be used to purchase new equipment.

Grand Opening: The Recreation Committee would like to plan a big party for the Community when the new rec center opens. Brewer is exploring a neighborhood dinner, along with a band.

ARCHITECTURAL REVIEW BOARD

Tony Davis reported that there have been twenty-one ARB approvals since the last meeting: four for painting, four fences, four roofs, three windows, one siding, one for concrete application, and tree removal. There are three applications in process.

COMPLIANCE COMMITTEE

The compliance committee has sent out seven letters. The owners of the trailer that has been parked illegally have been sent a letter, and they had until today to remove the trailer.

Townhouse Association Board: The Townhouse Board asked if Oak Hills Homeowners Association has a rental limit, as they are looking at changes to their governing documents to prevent Air BnB short term rentals. Sara Bourne will talk to Claremont to see if they have anything in their governing documents. The Board will also talk to Jason Grosz at Vial Fotheringham about whether the CC&R's need to be amended to prevent this kind of short term rental.

continued on Page 7

Draft Minutes -- August 3, 2016 *continued from Page 6*

RV LOT

There are 20 people now on the waiting list, but half of them are waiting for a second space. Expansion of the RV lot is likely to cost \$10,000.00 and will be funded through the reserve fund, since all but 60 feet of the fence to be relocated is contained in the reserve study and is in need of being replaced at this time. Boyd is hoping to add four to six spaces, increase the width of some spaces to 12 feet wide and 30-40 feet deep. Boyd stated he will propose increasing fees just for the wider spaces. There were suggestions to increase the fees for the RV Lot. Boyd stated his reluctance to increase fees and thinks that most homeowners wanting in the lot for their first space have not had to wait long. A handful of the vehicles have not moved in years, and Boyd stated that current vehicle registration is required to keep an RV in the Lot. Boyd suggested a thorough review of registrations every three years to ensure registrations in the lot are current. While the RV Lot is being revamped 40 vehicles will need to be moved from the lot. Boyd stated he would notify compliance committee that there may be vehicles parked on the street during the expansion project.

MAINTENANCE

Todd Cooper sent a report on ongoing maintenance projects.

Tree Removal: One of the poplar trees recently removed was completely rotted out. We were fortunate to have removed the tree before it fell on it's own.

Maintenance Vehicle: The new maintenance utility vehicle will cost just under \$10,000.00. It can be fitted with headlights and taillights to become street legal for improved safety. The Maintenance department will be selling smallest Toro lawn mower for an estimated \$7,575.00.

Drainage Project: The storm drain on Forestel required more work than anticipated. Cooper will have Jason Jansen patch the drain line.

Health Insurance: Marshall reported on the health insurance for Jansen. The Association is not able to buy group insurance for just one employee, and open enrollment for Jason to

purchase private insurance does not start until January 1, 2017. The Employee handbook states that health insurance benefits start after 90 days employment, and the State statute requires it after 60 days. Jansen will be paid four months of health coverage at \$500.00 a month with his next paycheck.

COMMUNICATION

Sarah Gauntt asked about where the budget for communication comes from. There are not many expenses but she asked to have a line item added for Communication.

TREASURER: Linda Marshall reported on the year to date budget. Revenue is even and does not include the 4th of July donations. Expenses to date are under budget. Only item to watch is Legal fees, but Marshall stated that she is not sure if anything can be done about that. There will be some reimbursements from the rec center project. Marshall stated that there are 37 owners who are delinquent, seven on annual dues only, and 30 on the special assessment.

4th of July Event: A homeowner mentioned that they pay for the events, and should not be pushed to also volunteer. The event has gotten too big for all of the tasks to be covered by volunteers. Bourne would like the association to consider a model to monetize the event. If it becomes a paid event, an event planner could take over running the whole event.

VII. ADJOURNMENT

The meeting was adjourned at 8:32pm.

STANDING COMMITTEES

ARCHITECTURAL REVIEW

Tony Davis
503-964-5193
tonydavisohha@gmail.com

Bob Erickson
503-645-4024
robertkerickson@gmail.com

COMPLIANCE

Terri Danowski
503-531-0421
tdanohha@gmail.com

Fran Dalbey

Susan Hanson
503-645-4023

BUILDING

David Boyd
503-307-4583
hdcanboyd@juno.com

Sara Bourne
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saraebourne@gmail.com

Sheila Brewer
971-235-9324
sheilaohha@gmail.com

Linda Marshall
503-645-2366
linda@cmarshallfamily.com

Jon Cole
503-516-4936
jon@cole-construction.com

DATES TO REMEMBER

BUDGET WORKSHOP

Tuesday, August 23
7-8 p.m. @ Oak Hills Church

MOVIES IN THE PARK

Friday, August 26: "Princess Bride"
Dusk, near the Oak Hills Tennis Courts

BOARD MEETING

Wednesday, September 7
7 p.m. @ Oak Hills Church

COMMUNITY GARAGE SALE

Friday - Saturday, September 9 - 10
7 a.m. - 3 p.m.

OAK HILLS RUMMER HOME TOUR

Saturday, September 17
10 a.m. - 4 p.m.

PET FOOD COLLECTION

Saturday, September 17
Place donations of pet food on your
front porch by 9 a.m.

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
Linda Marshall Treasurer	Treasurer	15135 NW Perimeter Drive 503-645-2366	linda@cmarshallfamily.com
Sarah Gaunt Secretary	Communications	14645 NW Forestel Loop 971-777-5805	ohhoasarahg@gmail.com
David Boyd Director	RV Lot & Rec Center Renovation	14330 NW Belle Place 503-307-4583	hdcanboyd@juno.com
Sheila Brewer Director	Recreation	15129 NW Oakmont Loop 971-235-9324	sheilaohha@gmail.com
Todd Cooper Director	Maintenance	15595 NW Oak Hills Drive 971-255-3362	coopert@gmail.com
Terri Danowski Director	Compliance	14680 NW Forestel Loop 503-531-0421	tdanohha@gmail.com
Tony Davis Director	Architectural Review	14635 NW Oak Hills Drive 503-964-5193	tonydavisohha@gmail.com

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