

# THE

# Hidden Grove & Green Valley

## January 2018

# CENTRAL POINT

*“Our mission is to provide for the safety of our residents, maintain the common property and protect our home values.”*

## Point on Association and Business



### What Are CC&Rs Anyway?

When Hidden Grove/Green Valley was initially developed, the developer filed with the State of Oregon a series of documents designed to uphold the integrity of our community and spell out the duties of our association and the responsibilities of the owners. Those documents include the Bylaws, the CC&Rs and the Rules and Regulations, and are often referred to as the governing documents.

Of all the governing documents, the CC&Rs and Rules and Regulations are often the least understood but inarguably the most important. When owners close escrow on their home, they enter into a contractual agreement with the other owners in our community to conform to the dictates of our CC&Rs and Rules and Regulations – even if they rent out their property.

This is where some Lot owners or renters get confused. The confusion, however, is easily cleared up once the CC&Rs are read, or re-read as the case may be. Often, we have found out that we are in non-compliance with the CC&Rs or Rules & Regulations through correspondence from the manager. Being responsible owners or renters, we correct the situation and, armed with a new-found knowledge of our CC&Rs, we continue with our lives, undisturbed.

Often, we focus on the “pain in the neck” aspect of our CC&Rs, but by doing so we miss their real purpose. If we had no architectural controls (as spelled out in the CC&Rs) or no ability to correct violations of the Rules & Regulations, there would be no harmony and ultimately our community and our property values would suffer. In other words, the CC&Rs are good business, they help ensure that our property values are maintained, and our investments protected.

Example: What would the impact on our property values be if our neighbor began to repair automobiles in their driveway as a part-time job and decided to advertise with a big sign he nailed to the roof of his home? Furthermore, to attract attention to the sign, he painted his home bright red. This example may be a little over the top, but it applies equally to the resident who doesn't maintain their yard, home or carport. The bottom line is our property values would suffer.

So, the next time you get a non-compliance notice from the manager, take a moment to remember the spirit of the CC&Rs (protection of your investment) and be thankful that our Board of Directors are taking their job seriously and are working to protect, preserve and enhance our property values

**In 2017 the Association sent out 443 notices of non-compliance.**

### Notices of Non-Compliance

Yard, Landscaping	22%
Lights	19%
Garbage	16%
Weeds	17%
Carport	6%
Vehicles	4%
Miscellaneous*	16%

\*Unapproved items stored around home, damage to home, etc.

Further, approximately 70% of the homes in the Association are owner occupied while 30% are rentals. Owner occupied properties received 58% of the citations while rental properties received 42% of the citations.

### Annual Meeting January 17th

The Association's ANNUAL meeting will be held on Wednesday, January 17th at 6:00PM in the clubhouse. At the annual meeting, we will discuss the Accomplishments of 2017 and Challenges for 2018. Also, two people will be elected to the Board of Directors. The term of Secretary and Treasurer expire at the end of 2017. If you are a Lot owner and interested in serving on the Board of Directors, please submit something in writing to the office by January 10. There will be a Board of Directors meeting immediately following the annual meeting.

All Lot owners in this community have a right to participate in deciding who serves on our Board of Directors. Lot owners can cast votes either in person or by proxy.

Our community is more than just a neighborhood. In many ways, it is like a business. Collectively, our dues amount to tens of thousands of dollars that need to be budgeted carefully and spent wisely. Our neighbors who have volunteered and been elected to serve on the Association's Board of Directors are responsible for making critical decisions, on our behalf, about managing the community and our money. The Board's decisions can have a significant impact on the community's appearance and, consequently, on our property values. Regardless of our manager, the Board ultimately is responsible for overseeing association operations. Be sure to communicate with the Board regularly; attend Board meetings; participate in the conversations about significant community issues; and attend the annual meeting to elect responsible Board members

**Le gustaría comunicarse con la Junta Directiva en Español? Si es así, tenemos directores que pueden ayudar.**

HIDDEN GROVE  
GREEN VALLEY  
JANUARY 2018

# COMMUNITY AND NEIGHBORHOOD HAPPENINGS

## POINT ON THE GOOD HEALTH Stay Active this Winter

Winter weather can sometimes make working out seem less than desirable. After all, who likes to dress like a mummy to go for a run, or risk slipping on ice when out for a walk?

Although you may want to stay snuggled up in your warm bed, winter shouldn't be a time that your fitness plans hibernate. Also, exercise can help you beat those winter doldrums.

We are lucky to live in an area that doesn't usually get overrun by snow and ice. Winter in the Rogue Valley is a great time to get outside and get some fresh air while burning some calories. If spending time outside in the cold isn't your cup of tea, get creative at home, where it is cozy and warm. Whether you pop in a new workout DVD, invest in a few pieces of fitness equipment or even just use your body weight for a great workout, exercising at home can be a convenient (and fun) solution to staying on a healthy track.

While there are many great workout options this winter, be sure you always stay safe no matter what you do, especially if you decide to enjoy the winter weather outdoors. It's a wonderful time of year—enjoy it.



## POINT ON THE COMMUNITY City of Central Point Offers Enrichment Classes

Keep your mind busy this winter by taking one of the enrichment classes offered by the City of Central Point. These classes provide educational and recreational opportunities to residents of all ages. Enrolling in one of these classes offers an opportunity to learn a new hobby, do something fun and interesting, or improve personal skills.

Classes include: Spanish for Enjoyment, Beginning and Intermediate Crochet, Knitting Night, Beginning and Intermediate Guitar, Zen Doodling (new class), and an Essential Oil Academy, Tae Kwon Do and many others.

For more classes, information, prices and dates, visit:

<http://www.centralpointoregon.gov/parksrec/page/recreate-recreation-guide>



## City of Central Point Committee Vacancies

All residents of Central Point have an opportunity to make our city a great place to live by volunteering a few hours a month on any one of several committees/commissions. Your ideas, time and effort will be a valuable contribution to making our city an even nicer place to live.



The Central Point Council encourages citizen participation in shaping our community. One of the key elements of any community is characterized by the commitment of its elected officials, appointed leaders, and involvement by citizens. What better way to give something back to the community than to be an active member in the city's decision making process?

The city offers ways to volunteer for special events or join one of various committees to help mold your city and community so you can be proud to say "I live in Central Point and I helped make it a great place to live".

Your fellow citizens aren't the only ones who will benefit from your volunteer endeavors. According to HELPGUIDE.org, volunteering can reveal untapped talents, teach new skills, introduce you to new activities and increase your self-confidence. Participating in a community activity also can provide networking opportunities that can benefit your career and your social life.

If you are interested in participating in your local government by serving on one of these committees, please fill out a Committee Application. Contact the City Recorder by emailing [deanna.casey@centralpointoregon.gov](mailto:deanna.casey@centralpointoregon.gov), calling 541-423-1026 or clicking on the image.



**For other ways to Volunteer or Donate here are three worthy places to offer your help and time. Click on one or all to find out more about them.**



Hidden Grove/Green Valley  
Homeowners Association

Hidden Grove/Green Valley Homeowners Association  
4901 Hamrick Road, Central Point, OR 97502  
541-664-3996 • [hggv.office@gmail.com](mailto:hggv.office@gmail.com)

# HIDDEN GROVE & GREEN VALLEY

## Community and Neighborhood Bulletin Board

### January Calendar Of Events

- 01/01 – New Year's Day (Office Closed)
- 01/07 – 75th Golden Globe Awards on TV
- 01/08 – College Football National Championship
- 01/12 – Paddington 2 in Theaters
- 01/15 – Martin Luther King, Jr. Day (Office Closed)
- 01/18 – Street Sweeping
- 01/21 – Deadline to have Christmas lights and decorations taken down.
- 01/28 – 60th Annual Grammy Awards on TV
- 01/31 – Full Moon



### Association Christmas Lights

The Board of Directors would like to thank all the residents who brightened up our community with beautiful holiday lights and decorations. Our community looked beautiful for the holiday season. If you would like to view the beautiful lights on our website, please visit [www.hggv.org](http://www.hggv.org). If you would like to vote on your favorite, please contact the office. The residence with the most votes will win a FREE CLUBHOUSE RENTAL. Please be reminded that all holiday lights and decorations must be removed by January 21, 2017. Thank you!



### Sign Up For E-Statements!

Do you check your email every day or two? If so, you are the perfect candidate for E-statements. E-statements are faster than the Post Office, environmentally friendly, minimize paper work and reduce community costs.

Email us at [hggv.office@gmail.com](mailto:hggv.office@gmail.com) to sign up for E-Statements.



**Don't forget that street sweeping is Thursday, January 18th. Please make sure your car is off the street so that the sweepers can do their job.**

*"To read a poem in January is as lovely as to go for a walk in June"*

- JEAN-PAUL SARTRE