

# THE

# Hidden Grove & Green Valley

## November 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



### Leaf Pick Up – They Do That!



This year, Rogue Disposal will again be picking up bagged leaves free of charge. Leaf pick up is scheduled for Monday, November 19 and on Friday, December 14.

To participate, scoop leaves, and only leaves, into heavy-duty plastic bags (33-gallon yard bags work best), tie the bags shut and carry them to your curb in the public right of way. **Please do not place bags out for pick up until the day before or the day of pick up.** There is no limit to the number of bags you can set out, however crews will not pick up bags containing tree branches, lawn clippings or other debris. Filled bags should not weigh more than 40 pounds each. Be sure to seal the top of your bags to prevent rain water from getting in and making the bag even heavier.

Since leaf collection is not associated with trash collection, it will not coincide with our regular trash pick-up. The first day for leaf pick up will be Monday, November 19, and the second day will be on Friday, December 14. Please make sure that your bagged leaves are out either the evening before, or no later than 6:30 a.m. in the morning of pick up.

### Sometimes a Bark Can Feel Worse Than a Bite



Bites eventually go away, but barking can go on, and on, and on. Sometimes, it seems that there's almost nothing you can do. But take heart, there are some steps you can take to put a civil end to all that noise.

First, don't blame the dog. It's not his fault. Second, don't automatically blame the neighbor. They may be at work all day (or night), completely unaware that the dog is barking.

The very best thing you can do is to politely remind your neighbor that their dog is barking incessantly.

If your neighbor is aware and just doesn't seem to care, there are legal steps that you can take. The Central Point Police will respond to complaints about barking dogs. Please contact the police at their non-emergency number 541-776-7206.

Reminder that the CC&Rs state: pets shall not be a disturbance and/or a nuisance. Residents shall contact animal control or the Central Point Police Department directly to report pet nuisance

complaints. The Homeowners Association will take action once three (3) police reports have been filed and results are not forthcoming.

If you're the owner of a barking dog, try to remember that responsible pet owners make great neighbors. Your neighbors really don't want to report you. They just want some peace and quiet.

### Fiduciary Know-How

Managing the Association's finances is one of the Board's most important duties, but it doesn't have to be complicated.

Fiduciary duty means protecting assets, budgeting responsibly, planning for the future, investing wisely and observing laws and regulations that affect Association resources. Fiduciary duty requires that the Board ensure that the assessments you pay are used properly to maintain the community and cover insurance, contracted services, utilities and other needed materials and services. The Board is obligated to make ethical and legal decisions that best serve the entire Association.

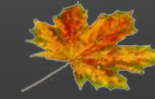
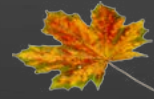
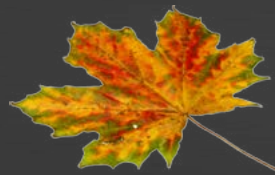
### Board members fulfill their fiduciary duty by:

- Establishing and adhering to a budget. A good budget is developed through an objective, step-by-step process based on historical data and careful research.
- Reviewing financial statements regularly. The statements include a balance sheet, budget comparison report, income report, check registry and more.
- Putting policies in place to reduce the risks of fraudulent activity. These include, for example, not signing blank checks and approving a payment only when an invoice is received.
- Adopting an investment policy. A good investment policy protects principal, liquidity and yield.
- Conducting a reserve study and updating it regularly. A reserve study identifies the expected remaining life of each major component, estimates the cost to replace it and the amount that should be saved on a monthly or annual basis.

**Next meeting of the Board of Directors will be November 14 at 6:00pm in the clubhouse.**

### CC&Rs Corner Sprinklers

Did you know that the CC&Rs require that residents turn off and drain their sprinklers from November 1 through March 31? Please make sure that your sprinklers are turned off. This will help you save money as well as keep the sidewalks dry and free from ice as the weather outside turns colder.



## POINT ON THE COMMUNITY

### See You Later, Summer!

Autumn has officially arrived, and winter is around the corner. We've exchanged our swimsuits for sweaters and scarves just in time to roll up our sleeves and prepare our homes for cooler weather. Now that summer has faded into the sunset, consider adding the following items to your winterization checklist to make sure your home is in tip-top shape for the fall and winter seasons.

**Update window treatments.** Summer's venetian blinds and sheer curtain panels won't keep the frigid air from creeping in on a cold night. To keep your home feeling cozy and keep heating bills low, consider switching to a denser curtain fabric for the winter months.

**Schedule appliance check-ups.** Your HVAC system, air ducts and hot water heater should be checked by a licensed professional to confirm that all elements are in good shape for the change in weather, especially if any appliances worked overtime during summer months.

**Don't forget the attic.** Check for leaks in the roof, possible cracks in attic windows and insufficient insulation. With the help of a licensed professional or advice from your local home improvement store staff, you can also shield your attic from harsh weather.

**Replace weather stripping.** Doors and windows need extra help to hold heat inside your home. Inspect all door and window perimeters for cracks or tears in the current weather stripping. You also can add a second layer of protection with temporary weather stripping applied over the top of your existing seals.

**Deep clean and declutter.** Thoroughly clean your home's nooks and crannies inside and out. Make certain that electrical cords, outlets and air vents are dust and clutter free; tidy up garages and storage areas; and clear any debris from your home's exterior, especially around vents and drains.



## POINT ON THE ROGUE VALLEY

### Applegate Wineries Fall Uncorked Tour

Join the Applegate wineries for their fall Uncorked Barrel Tour event on Saturday, Nov 17 at 11:00 am. Tickets to this event are \$49 each and include a commemorative Wine Trail wine glass.

18 wineries in the Applegate participate in this fun, self-guided tour. You pick your starting location from their website, but you're free to visit any number of the 18 wineries on the Trail. Each winery will offer an appetizer and a wine for tasting plus an educational opportunity to learn more about the wine making craft. The final list of pairings will be posted on their website closer to the event.

This event also provides a great opportunity to stock up on wines for gifts or parties for the upcoming holiday season. Uncorked participants will also enjoy being wine club members for a day with 15% OFF all Applegate Wine Trail wines the day of Uncorked.

Designated drivers don't need to purchase a ticket and may sample the food. The event will conclude at 4pm, however many tasting rooms will remain open until 5pm.

Visit their website at <http://applegatewinetrail.com/events-2/> for more information. Please Note – In an effort to conserve natural resources no tickets are mailed. You have your purchase confirmation as a receipt. Simply arrive at the location you've chosen, and your name will be on a list to check in and start your tour. For those who have groups who want to start at the same location, please purchase your tickets early and make sure everyone chooses the same start location. Locations fill up so that's the best assurance of everyone getting your first choice start location.

**Ticket Sales will be halted at 5:00 PM on Friday before the event so the wineries can properly prepare for your visit!**

Bring your friends, designate a driver and enjoy this great event. It's the perfect opportunity to explore new wineries in the Applegate that you've never been to before!

## POINT ON THE GOOD HEALTH

### Health benefits of Sweet Potatoes

Sweet potatoes and November go hand in hand. Not only are sweet potatoes a readily available, inexpensive and delicious part of most Thanksgiving dinners, they also have many health benefits.

Sweet Potatoes are high in vitamin B6, Vitamin C, Vitamin D and iron. They are also a good source of magnesium and potassium. They taste sweet, but their sugars are slowly released into the bloodstream creating a balanced and regular source of energy, without the blood sugar spikes linked to fatigue and weight gain.

Sweet potatoes are versatile and deserve so much more than to be cooked and covered with marshmallows. Try them roasted, puréed, steamed, baked, or grilled. You can also add them to soups and stews.



Hidden Grove/Green Valley  
Homeowners Association

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# HIDDEN GROVE & GREEN VALLEY

## COMMUNITY AND NEIGHBORHOOD BULLETIN BOARD

### November Calendar of Events

- 11/4 – Daylight Savings Ends FALL BACK
- 11/6 – Election Day – VOTE
- 11/11 – Veteran’s Day (Office Closed)
- 11/16 – Fantastic Beasts: The Crimes of Grindelwald in Theaters
- 11/17-11/18 – Leonids Meteor Shower
- 11/22 – Thanksgiving (Office Closed)
- 11/23 – Office Closed
- 11/23 – Full Moon

Happy  
Thanksgiving



Turn the clocks  
back one hour on  
Sunday, November 5th



### Getting ahold of HGGV by Text Message

Sometimes, it is much easier to text rather than call. The HOA has set up this procedure to make things easier for residents and Lot owners, however, please note, this does not mean that the Association Manager or Board of Directors are available 24/7. Please text the HOA at 541-664-3996. Text messages will be dealt with as necessary. As always, please contact 911 with any true emergencies.



### 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 paperwork and reduce community costs. Email us at [hggv.office@gmail.com](mailto:hggv.office@gmail.com) to sign up for E-Statement

*“In November, the smell of food is different. It is an orange smell. A squash and pumpkin smell. It tastes like cinnamon and can fill up a house in the morning, can pull everyone from bed in a fog. Food is better in November than any other time of the year.”*

– CYNTHIA RYLANT