

The Central Point

Hidden Grove & Green Valley
August 2019

"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 the Governing Documents Anyway?

When Hidden Grove/Green Valley was initially developed, the developer filed with the State of Oregon and Jackson County a series of documents designed to uphold the integrity of our community and spell out the duties of our Association as well as the responsibilities of the Lot owners. Those documents include the Articles of Incorporation, the Bylaws, the CC&Rs (Conditions & Restrictive Covenants) and the Rules & Regulations and are often referred to collectively as the governing documents.

Because our Association is incorporated, we filed the Articles of Incorporation with the Secretary of State of Oregon. They define the purpose and power of our Association.

The Bylaws address Association operations such as procedures for meetings and elections as well as specify the general duties of the Board.

Of all the governing documents, the CC&Rs and Rules & Regulations are often the least understood but arguably 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 many of us get confused. The confusion, however, is easily cleared up once the CC&Rs and Rules & Regulations 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, we correct the situation and, armed with a new-found knowledge of these documents, continue with our lives, undisturbed.

Some residents focus on the "pain in the neck" aspect of our governing documents, but by doing so they 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 are 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 home or yard, or doesn't put their garbage cans away. 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 governing documents (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.

Board of Directors Meets for July Meeting

On July 17th, the Board met for their July meeting.

The Board is still working on our HOA's involvement in the Firewise USA® program. The residents who were identified as needing fuels reduction work during the initial assessment have been contacted and several have signed up for removal of flammable species around their home. The Board discussed amending the Rules and Regulations for planting restrictions, disallowing species that can contribute to fire risks, however they chose not to create a list of prohibited plants. Recommendations will be made to owners to consider less hazardous options when planting new landscape materials.

The Board also discussed xeriscaping the area across New Haven from clubhouse. Work has begun, and the HOA is awaiting design and labor.

The Board also followed up on street and parking violations and will investigate further the best way to keep oil off our streets and clean

up the existing oil as well as how to keep parking violations to a minimum.

The Board approved the financial reports as presented.

In the nine weeks that the pool has been open, the HOA has purchased 12 umbrellas for \$30 - \$40. Seven umbrellas have already broken. The Board considered purchasing commercial grade umbrellas for \$150 - \$300 apiece but decided against buying any more umbrellas this year. Most of the umbrellas have been damaged by misuse rather than wind issues and we can't continue replacing them until this behavior changes.

Vice President Sammi Jansen expressed that she will need to step down from serving on the Board. The Board did not vote to accept Sammi's resignation as she has agreed to stay until we find a replacement. They will reluctantly accept it when someone steps forward to fill the position.

The Board has received complaints regarding people cooking under the patio and on pool deck, and they voted to add signs prohibiting any cooking or BBQs under the patio or in the pool area. The fine for this infraction will be \$100 and loss of amenity use for one month.

Residents in attendance voiced concerns about pool rules not being followed. For the safety and enjoyment of everyone at the pool, it is important the pool rules are followed. The Board voted that each infraction would result in a \$100 fine and a one-month suspension from our amenities. The Board also voted to restrict use of the clubhouse for rental to only between the hours of 9:00 A.M. and 10:00 P.M. with an 8-hour maximum time allotment. It seems renters have been taking advantage of our facility for long-running parties and this practice is putting too much pressure on our facility and our staff.

Next meeting of the Board of Directors will be Wednesday, September 18th at 6:00pm in the clubhouse.

Open Board Position

Are you a Lot owner and would like to participate in the governance of our Association? Come be involved in our neighborhood and community! There is an open position on the HGGV Board of Directors. Please contact the office in writing by **September 11th** if interested.



COMMUNITY AND NEIGHBORHOOD HAPPENINGS

POINT ON THE ROGUE VALLEY

Stand up Paddle Boarding – A Great Activity for the Rogue Valley

The fast-growing sport of stand-up paddle boarding (SUP) is a fun, easy way to go play on the water. With a minimum of equipment, you can paddle anything from ocean surf to lakes and rivers—no waves required. The Rogue River and all of the lakes surrounding Central Point, offer a great place to try out this recreational activity.

Even though paddle boards look like oversized surfboards, you don't need waves in order to enjoy this self-propelled sport. In fact, flat, calm water that's free of obstacles is preferred for building your paddle board skills.

Paddle boarding offers an amazing full body workout and is becoming a favorite cross-training activity for skiers, snowboarders and other athletes. And since you're standing at your full height, you'll enjoy excellent views of everything from sea creatures to what's on the horizon. It's almost like walking on water.



Best Places to Paddle Board in Southern Oregon

The Rogue Valley's crisp, cool and beautifully blue lakes can be great places to stand up paddle board. There are plenty of spots in Southern Oregon to practice your stand-up paddling boarding skills.

Emigrant Lake County Park is particularly great for beginners. You can paddle through calmer waters near the swimming area. Applegate is also perfect because it is a "no wake" lake making the water flat and calm for stand-up paddle boarders. There are several other lakes within an hour of Central Point including Lake of the Woods, Fish Lake, Hyatt Lake and Howard Prairie Lake.

POINT ON THE GOOD HEALTH

Tap Water – Turn it on

As one of six essential nutrients, water is necessary for survival. Drinking it from disposable plastic bottles, however, may not be the best idea. A better choice for your personal health, and the health of the environment, is to drink tap water.

Better for Your Health -Tap water might be healthier than bottled water because it is more highly regulated and monitored for quality. A stainless-steel water bottle is safer and more durable choice for portable water when you're away from a faucet.

Better for the Environment - Manufacturing, transporting and disposing of plastic water bottles adds to our carbon footprint in a big way. Enough oil is used annually to manufacture plastic water bottles to fuel one million cars for a year. It also takes three times the amount of water a plastic bottle holds to manufacture the bottle itself.



POINT ON THE COMMUNITY

Firewise USA® Planting

At their last Board meeting, the Board of Directors discussed the HOA's commitment to becoming a Firewise USA® community. One of the items up for discussion was adopting a "prohibited plant list." After some discussion, the Board realized that enforcement of such a list would be nearly impossible for the HOA. Instead they opted to try and educate residents about Firewise USA® planting and remind everyone to be firewise when considering landscaping.

Several trees and shrubs are considered firewise. Safe shrubs for landscaping include Mexican orange, boxwood, rhododendron, camellia, distylium, Portuguese laurel, coffeeberry, abelia, and holly. Firewise trees include chaste tree, Persian ironwood, oak & maple. Deciduous small trees and shrubs include azalea, Japanese maple, elderberry, spirea, crepe myrtle, daphne, nock orange, snowberry, tree peony, redbud, fruit trees, dogwood & hornbeam.

Trees that you want to stay away from include arborvitae, cedar, cypress, douglas fir, hemlock, incense cedar, juniper, pine, sequoia, redwood, spruce and yew. Dangerous shrubs include bitterbrush, broom, Himalayan blackberry, juniper, lavender, manzanita, Oregon grape, rosemary, sagebrush. Pampas grass should also be avoided.

The above lists are not exhaustive. Several ornamental grasses and herbaceous perennials offer color and texture, attract beneficial insects and are typically suitable for Firewise USA® plantings.

WHY FIREWISE?

Because we live in a fire-prone environment and fire agencies can't solve the problem alone. Wildfires can put dozens (even hundreds) of homes at risk simultaneously. Firefighters may not have the resources to protect each home. In fact, a wildfire may prevent firefighters from even reaching your home. As residents of Jackson County, it's our responsibility to take action to increase our homes' chances of surviving a wildfire.

When a neighborhood is prepared, firefighters can focus more of their resources on the main body of the fire – as opposed to individual structures.

Reminder: All plant material should be maintained at least seasonally in order to remove dead or diseased plant material. Characteristics of highly flammable plants include dry, dead leaves; twigs or litter; high oil or resin including gums or terpenes; and foliage with low moisture content.

Supplemental irrigation (even for drought tolerant plants) is necessary to keep adequate moisture levels in our Rogue Valley climate.

For more information go to <https://www.jcfd3.com/firewise/>.



Hidden Grove/Green Valley Homeowners Association

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HIDDEN GROVE & GREEN VALLEY

Community and Neighborhood Bulletin Board

August Calendar of Events

- 08/02 – Mary Poppins at Robert Pfaff Park
- 08/05 – NEW POOL HOURS – pool now closing at 8pm
- 08/09 – Harry Potter and the Sorcerer's Stone at Robert Pfaff Park
- 08/10 – DARE Show & Shine and Cruise 10am to 9pm at Twin Creeks Park
- 08/15 – Full Moon
- 08/16 – Ralph Breaks the Internet at Robert Pfaff Park
- 08/23 – Dumbo (2019) at Don Jones Park
- 08/30 – Captain Marvel at Robert Pfaff Park



Getting ahold of HGGV by Text Message (If there is room)

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.

BEGINNING MONDAY AUGUST 5th



POOL HOURS
9:00AM – 8:00PM DAILY
11:00AM – 8:00PM
WEDNESDAYS

Compliance Corner Garbage Cans

Did you know that our Governing Documents direct that garbage cans are to be pulled in after trash pick-up on Fridays. If you live in Hidden Grove: cans are to be or at the rear of carport or, if there is no carport, in the garage or behind the fence. If you live in Green Valley: cans are to be placed in the garage or behind the fence.

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 to sign up for E-Statement



"Rest is not idleness, and to lie sometimes on the grass under trees on a summer's day, listening to the murmur of the water, or watching the clouds float across the sky, is by no means a waste of time."

- John Lubbock, *The Use Of Life*