

THE 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



HOA Meets for Annual Meeting on January 16th

The Association's ANNUAL meeting was held on Wednesday, January 16th at 6:00PM in the clubhouse. Unfortunately, at the beginning of the meeting, our long serving Treasurer, John Whiting resigned. While the standing Board accepted his resignation, it was with great regret. John was a backbone of the Board during his tenure and almost single handedly brought financial stability to our Association. John and his wife Linda plan to enjoy retirement more in 2019. The Board appreciates that they are moving on to new adventures and wish them only the best, however everyone will be sad to see John leave. The Lot owners in attendance elected Megan McPherson to serve on the Board. Welcome Megan! The terms of Vice President and Member at Large had expired, and both Sammi Jansen and Barbara Roselip were reelected to serve on the Board. Sammi will continue to serve as the Board Vice President. Barbara agreed to take on the role of Treasurer while Megan will serve as Member at Large. The Board appreciates everyone's service and looks forward to a productive year.

Accomplishments of 2018

2018 was another great year for the HGGV HOA! The achievements include \$33,000.00 transferred into our reserve account. The project to remove the gravel from the playground and replace with the playground fiber was successfully completed. The HOA also leveled the steps in front of the mailboxes. An emergency repair of the clubhouse siding was completed. Also, a review of our reserve funding showed that the HOA reserve accounts are 100% funded. This is great news as it means that there is very little chance of the HOA needing to do a special assessment for repair or replacement of our amenities.

Also, in 2018, the Board moved to have our community participate in the Firewise USA© program. The Peninger fire was a rude awakening to our vulnerability to fire that could consume our entire community. Fire District 3 promotes this program and Ashley Blakely is the community advisor that oversees it. Ashley and her team will prepare an action plan and do an assessment of our community that will help us minimize our risks and prepare better

to survive a fire. Ashley will identify risky vegetation and fuels around our homes and community that would increase fire risks. The next step will be a community effort to mitigate those risks as best we can. Ashley will also identify communication plans we can participate in and provide us with evacuation routes as well as ideas for go bags and being mentally prepared to act. The HOA Board recognized some of the confusion and panic we all felt with the Peninger fire and want to make our community a safer and more durable place to live.

2018 was wonderful year for the pool. There was no vandalism, and the HOA had to close for only 3 days due to chemical imbalances. The HOA hired 2 residents to help with pool this season, and they did an awesome job. The HOA certainly hopes they continue to assist with the pool and other odd jobs around the neighborhood.

Challenges for 2019

As always, one of the main challenges will be funding the reserve account so the Board can pay for scheduled repairs and maintenance along with emergency or unforeseen repairs. The Board strives to control monthly operating costs and stick to the approved budget. Enforcement of the CC&Rs is always a challenge since we continuously have residents moving in and out of the subdivision. The main goal is to make our neighborhood a safer and nicer place to live.

During 2018, the HOA learned that the Central Point Police department will no longer enforce parking in our fire lanes. The HOA will need to communicate to Lot owners and residents that there shall be no parking in the fire lanes.

Accomplishments throughout the years

It is beneficial to look at the positive trends for the HOA over the past several years.

Reserves savings: When the HOA had a property management company prior to 2008, approximately \$57,500 was deposited into reserves in 4 years. From 2008-2011, the first four years the HOA managed itself, approximately \$42,000.00 had been placed into reserves. In 2012, the Board decided to be more aggressive in reserves savings, and since then,

\$224,000.00 has been put into reserves by the HOA.

Turning responsibilities over to the City. The water system, storm drain system, street sweeping responsibility and fire lane maintenance have all been turned over to City. This provided for a large savings to the HOA in that we are no longer responsible for the maintenance and repairs of these items.

Reserve study: The Board completed and annually reviews a Reserve Study. This helps the Board of Directors more accurately predict and plan for large expenses.

Maintenance of major HOA assets: The streets have been resurfaced, and the Board has created a schedule that, if the HOA sticks to it, will extend the life of our streets. The pool and basketball courts have also been resurfaced.

Board of Directors Meets for January Meeting

Following the Annual Meeting, the Board met for their January Meeting.

The Board of Directors approved HOA financial reports and the 2019 budget. Anyone wanting a copy of the financial reports or the budget is welcome to request one from the HOA office. The Board also approved opening another Certificate of Deposit in order to maximize the interest earned by the HOA on our reserve funds.

The Board is still trying to identify a workable solution to the gutter repair project around the HOA. Any residents with input regarding this project are invited to bring any ideas to the next Board meeting on March 20.

Our landscapers are evaluating if the birch trees in front of the clubhouse are diseased. If they are diseased, they will provide a bid to take down and replace with something more resilient to pests.

Board Meeting Schedule for 2019

The Board will meet on the 3rd Wednesday of March, May, July, September & November at 6:00pm in the clubhouse.

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



POINT ON THE GOOD HEALTH

American Heart Month 2019: Let's Talk About Cholesterol

Did you know that nearly 1 in 3 adults in the United States has high blood cholesterol, a major risk factor for heart disease and stroke? High blood cholesterol can be hard to detect, as it often shows no signs or symptoms. This year, the Division for Heart Disease and Stroke Prevention (DHDSP) will focus on the impact that high blood cholesterol can have on the heart. Your lifestyle, certain health conditions and your family history can raise your risk for high cholesterol. These are called "risk factors." You can't control some of these risk factors, such as your age or your family history. But you can take steps to lower your risk for high cholesterol by changing the things you can control.

Eating a diet high in saturated fat and trans-fat, not getting enough physical activity and obesity are all linked to high cholesterol. The good news is that healthy behaviors can lower your risk. Think about eating a heart-healthy diet that emphasizes fruits, vegetables, whole grains, poultry fish and nuts. Also try to become more physically active. Just 150 minutes of moderate intensity aerobic exercise a week is enough to lower both cholesterol and high blood pressure. By quitting smoking, you can lower your cholesterol levels and help protect your arteries.

Type 2 diabetes is known to be a health condition that can lead to high cholesterol because it lowers HDL, or "good" cholesterol levels and raises LDL or "bad" cholesterol levels. This combination raises your risk of heart disease and stroke. If you have diabetes, monitor your blood sugar levels carefully. Talk with your health care team about treatment options. Your doctor may recommend certain lifestyle changes to help keep your blood sugar under good control—those actions will help reduce your risk.

Keeping your cholesterol at healthy levels will take you a long way in keeping you heart healthy.



POINT ON THE COMMUNITY

Urban and Container Gardening Class

On February 26 from 6:00pm to 8:00pm, the Southern Oregon Research and Extension Center on Hanley Road will present an urban and container gardening class. The cost is \$15.00. Build your garden up or learn different techniques from Master Gardeners for creative ways to use containers, trellising, and vertical gardening.

Do you want to grow your own vegetables, flowers and other plants but you don't have the room? Now you can! All of the Central Point community garden plots have their own water hook up so you can use a water timer for a low maintenance garden.

Save money at the grocery store by growing your own food. Plots are available at two locations: Hanley Farms and, right by the clubhouse, Don Jones Memorial Park.

At Hanley Farm, they have plots that are 10' x 20' for \$30 each. The garden plots at Don Jones Memorial Park are located directly across from the tennis courts. The plots are either 10' x 10' or 10' x 20' size. The smaller size plots are \$25 and the larger are \$50.

Plot reservations for garden spaces in both areas begin on February 1 for those with existing plots. Plot reservations for new gardeners begin March 1. Contact the City Parks and Recreation department for information on plot availability at (541) 664-3321 ext. 130.

POINT ON THE ROGUE VALLEY

The Southern Oregon Home Show Returns to the Expo

This year the Southern Oregon Home Show will be held on Friday, Saturday and Sunday, February 15-17 from 10:00am to 5:00pm at the Expo. The cost is \$5, and kids under 12 are free. This event is cash only, however there is an ATM on site.

The Southern Oregon Home Show is a home-centric event held annually at the Expo. It is designed for all stages of building, remodeling, landscaping and decorating. It includes over 200 home improvement and landscaping exhibits with product demonstrations and sample interior and exterior vignettes. With a combination of new products and expert advice from the pros to help turn your dream home or other home improvement projects into a reality. The Home Show can inspire you with countless ideas on enhancing your home's comfort and functionality, as well as its aesthetic appeal and overall value.

They also will have a variety of seminars whose topics in the past have ranged from buying a house, interior design, remodeling tips, gardening, solar, aeroponics and much more. Their complete list of seminars will be available closer to show time. Check their website at <https://buildso.com/events/southernoregonhomeshow/> for more information.

Help support local students and vocational education in Southern Oregon.

This year at the Southern Oregon Home Show will be the first ever Tiny House Build-a-Thon. Friday through Sunday students from local high schools will come together to build 4 tiny homes for local youth needing transitional housing. The Builders Association Southern Oregon is partnering with Hearts with a Mission for the 3-day building competition. Teams will be led by local professional contractors, and students will learn basic construction skills while working with their team to assemble 4 tiny homes in just 3 days.

The Builders Association Southern Oregon is a non-profit trade organization representing the building industry in Southern Oregon. They provide industry information and education to their members and the public. BASO is a trusted resource to find builders, subcontractors, suppliers, financiers and landscapers to help you build or remodel your home.



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HIDDEN GROVE & GREEN VALLEY

Community and Neighborhood Bulletin Board

FEBRUARY Calendar of Events

02/02 – Groundhog Day

02/03 – Superbowl (Patriots vs Rams)

02/05 – Chinese New Year (Year of the Pig)

02/09 – Jacksonville Chinese New Year Celebration

02/14 – Valentine's Day 

02/15-02/17 – Southern Oregon Home Show at the Expo

02/18 – President's Day (Office Closed)

02/19 – Full Moon

02/22 – How To Train Your Dragon 3 in Theaters

02/24 – Academy Awards



"All you need is love. But a little chocolate now and then doesn't hurt."

Spay and Neuter Your Pets

Every year hundreds of thousands of animals are born in the spring with no home to go to. Help stop the cycle, get your pets fixed now. For more information please visit: <https://spayneuter.org/>

SNYP Clinic UPDATE

After much research and soul searching SNYP will be opening a spay/neuter clinic at 111 N. Pacific Hwy in Talent Oregon. The clinic will be the only standalone low-cost spay/neuter clinic in a four-county area. Their projected opening date will be in the first quarter of 2019.

Having a spay/neuter clinic will allow SNYP to:

- Increase the number of surgeries performed annually
- Continue to serve the underserved population in Jackson County
- Expand their services to neighboring Josephine, Klamath and Siskiyou counties
- Grow their community (feral and stray) cat services
- Support shelters spay/neuter before adoption needs in three counties
- Introduce new spay/neuter services for specialty breeds such as Pit Bulls and Chihuahuas

In the past, SNYP was able to facilitate up to 3,400 spays and neuters per year. Their goal is to increase this number to over 5,000 per year.

– Charles M. Schulz