

# The Central Point

Hidden Grove & Green Valley  
September 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



### Change is in the Wind - New Pool Hours

Labor Day is near, school will be back in session, and HGGV will be going to our fall pool hours. On Tuesday September 3rd, the new pool hours will be 11:00am–7:00pm daily.

We will do our best to keep the pool open as long as possible. We will keep the pool open on a day to day basis depending on the weather. Once it feels like fall is here to stay, we will be closing the pool for the season. Feel free to contact the office or head over to our website ([hggv.org](http://hggv.org)) for the day's pool status.

### Questions and Answers about Vehicles and Parking

**Q:** What gives the Association the right to tell me where to park, and what type of vehicle I'm not allowed to park?

**A:** When a home is purchased, the Lot owner(s) enter into a contractual agreement with the Association to abide by its covenants. Those covenants include bylaws that empower the Board to adopt and enforce rules they believe are necessary. These covenants explain the rules. Not only are the Board of Directors allowed to enforce the policy; they are legally obligated to do so.

**Q:** Why is there a side of the street that does not allow parking?

**A:** The Association's roads are subject to local regulations that specify the space needed for access by emergency vehicles. When cars are parked in the fire lane, there isn't enough clearance for fire trucks or other emergency vehicles to maneuver.

**Q:** What allows other residents or their guests to park their vehicles in front of my house?

**A:** Parking in our subdivision is a type of property called common elements. That means

all residents and guests have the right to park on our streets.

**Q:** Why can't I park my inoperable vehicle on the street, on my driveway or in my carport?

**A:** Our parking rules disallow inoperable vehicles for the simple purpose of keeping the community looking nice.

**Q:** How can the Association tell me that I cannot park my work truck in front of my home, or in my driveway/carport?

**A:** The CC&R's are clear: No commercial vehicles shall be parked within the Subdivision except as may be reasonably incidental to services being performed or deliveries being made within the Subdivision

### Making Exceptions to Rules

You know we have rules to preserve the appearance of the community, protect the value of our common property and our individual homes, and make our neighborhood more harmonious for all. What you may not know is that in some rare instances, the Association's Board of Directors may waive some rules and regulations.

It's not a decision the Board takes lightly, however. There's a fine line between upholding the rules and being flexible as times change and individual issues arise.

If an owner comes to the Board and asks them to waive a rule, they consider the individual circumstances, the priorities of other owners and whether a precedent is being set. The Board will carefully review how the rules and restrictions are written and whether there's any flexibility. The Association has to be very careful about granting waivers so that they don't set off a domino effect. **The Board prefers to consider any waivers BEFORE property falls out of compliance with the governing documents.**

Some things, like assessments, will never be up for negotiation. The Board may approve payment plans or waive late fees and interest depending on the circumstances, but owners must always pay their share of common expenses.

In general, though, the Board understands the need to be flexible when circumstances warrant. We all live in this living, breathing, changing community, and issues aren't always black and white. If you think the Board should waive or relax a rule, please bring it up at a

Board Meeting. They will let you know whether it's something they will consider.

### If You Want to Thrive in Our Community, Get Involved!

Community association living is a very personal experience. Some owners prefer to forget that they are members of our Community association. Others resent their membership and take every opportunity available to express their discontent and frustration. And still others embrace our Association and work diligently to improve our community. They make time to attend Board meetings or even take their turn to serve on the Board of Directors. They do this, not just for themselves, but also for the entire community.

To thrive as a member of a community association is to recognize the important role that each member of our Association serves and to act on that recognition. Getting involved does not always mean serving on the Board of Directors. Every time you comply with our community's governing documents (Rules & Regulations, Architectural Guidelines, CC&R's) then you are involved. When you choose to attend a Board of Directors meeting you are getting involved. Involvement has many faces.

Certainly, the investment you have in your home is worth a little involvement. Association members have a tremendous opportunity to work together in the achievement of common goals and objectives. Each time one of those goals or objectives is reached, everyone benefits. Start thriving today...get involved!

**Next meeting of the Board of Directors will be Wednesday, September 18<sup>th</sup> 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 11<sup>th</sup>** if interested.



# Back To School

## COMMUNITY AND NEIGHBORHOOD HAPPENINGS



### POINT ON THE COMMUNITY

#### Battle of the Bones and the Southern Oregon BrewFest at the Expo

The Expo is again hosting the Battle of the Bones and the Southern Oregon BrewFest on September 13, 14 & 15.

Who doesn't love some smoky, grilled-to-perfection tri-tip, ribs or brauts?

This year they are highlighting a specific food each day. Come taste some tri-tip on Friday, September 13th from 4pm to 8pm. You can sample ribs on Saturday September 14th from noon to 4pm. Sunday September 15<sup>th</sup> is braut day from Noon to 3:00pm

Some of us love to cook, and some of us love to eat. Please visit their website at <http://www.battleofthebones.com/> for ticket prices or more information.

At the same time, you can attend the biggest and best BrewFest of the year.

#### The Beer Gardens & The Breweries

The beer garden featured over 80 taps in 2018, flowing with a remarkable selection of award-winning microbrews from the Pacific Northwest, the State of Jefferson, and even some specially invited guests from the rest of the country's favorite breweries.

Bricktowne Brewing, Cascade Lakes, Cascadia Cider, Crux Fermentation Project, Deschutes, Gilgamesh Brewing, Hop Valley, Laganitas Brewing Company, Mad River Brewing, Wild Ride Brew Co., Worthy Brewing, are just a sample of breweries that will attend.

BrewFest Hours:

Friday 4:00pm - 10:00pm Saturday, 12:00pm - 8:00pm Sunday, 12:00pm- 5:00pm

Growler Hour: Sunday 5:00pm-6:00pm

For ticket information, please visit <https://tickets.attheexpo.com/p/34#brew>



### POINT ON GOOD HEALTH

#### Before the Bell Rings: Back to School Safety

As boys and girls throughout the community sharpen their pencils and get ready to head back to class, it's important to ensure they have a safe school year. Here are some tips on how your family can be proactive and avoid potentially harmful situations:

Make sure your school has your child's updated emergency contact information. Write down any specific instructions that should be followed in case of an emergency, and have the school keep them in your child's file.

Talk to your child's teachers and alert them to any medical issues your child has. Also, explain to the teacher what they should do if the medical issues arise—such as an allergic reaction, asthma attack or seizure—and provide school personnel with emergency medication such as EpiPens® and inhalers.

Help your children memorize important phone numbers so that they know how to get in touch with you and other trusted adults. Also, make sure those numbers are programmed into their cell phones, or provide them with a list of phone numbers that they can always keep in their backpacks.

Let your children know exactly who they can go home with after school if their regular ride can't pick them up and make sure they know not to accept rides from people who aren't on the list.

If your children will be walking to the bus stop, walk the route with them several times before classes start to make sure they understand traffic laws and can walk the route on their own. Also, find a friend or sibling they can walk with, and make sure they always use the buddy system.

### BACK TO SCHOOL SAFETY TIPS

1. Don't Talk to Strangers
2. Wear a Helmet
3. STOP Before you Cross
4. Don't Play in the Street at the Bus Stop
5. Wear a Seatbelt in Carpools
6. Only Accept Rides from People You Know
7. Memorize your Phone Number and Address
8. Walk or Ride With a Buddy
9. Stand up to Bullies
10. Don't Keep Secrets from Parents

### Point on the Rogue Valley

#### Octoberfest in Jacksonville

September 28<sup>th</sup> marks Jacksonville's 12<sup>th</sup> annual Oktoberfest at the historic schoolhouse on Bigham Knoll. Come celebrate Oktoberfest with great music, food and beer.

Activities this year include:

Music Tent featuring traditional German Oktoberfest music and dancing all day long. Practice your yodeling, try your hand at the bratwurst eating competition, or just hang out and admire all the costumes that pass by.

Vendor Alley hosts various artisan crafters and growers offering a wide selection of fun festival shopping. Keep strolling past vendor alley to be sure to catch the German car club display!



Game Zone with games such as hammerschlaggen. If you have never played, now's your chance! They will also have cornhole, ladder ball, ping pong and more. Tons of fun activities to play with your friends... winner buys!

Food Court serving traditional Oktoberfest fare offered by The Schoolhaus Brewhaus. This year will also be offering delicious Latin cuisine from Peruvian Point, gourmet and classic grilled cheese by The Melt and Hawaiian Shaved Ice to beat the heat.

Root Beer Garden hosting fun activities for the kids all day! Wandering magician, face painting, jump house, cow train rides, princesses, story time in the magical yurt, miniature golf, root beer floats and bocce ball for the grown ups!

There will also be a quiet and secluded Biergarten with live eclectic music.

The Schoolhaus Brewhaus will be open 12:00 noon and accepting walk in reservations until 7:00 pm. Limited menu offered.





## Community and Neighborhood Bulletin Board

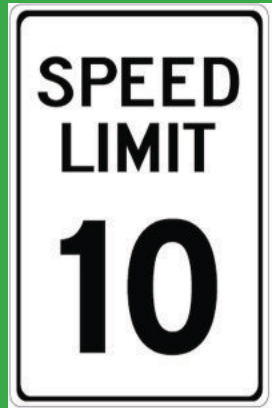
### SEPTEMBER CALENDAR OF EVENTS

- 09/02 – Labor Day (office closed)
- 09/03 – NEW POOL HOURS – 11am to 7pm  
Daily, Weather Permitting
- 09/03 – First Day of School for 1<sup>st</sup> -6<sup>th</sup> & 9<sup>th</sup> Graders
- 09/04 – First Day of School for 7<sup>th</sup> -8<sup>th</sup> & 10<sup>th</sup> -12<sup>th</sup> Graders
- 09/08 – Grandparents Day
- 09/09 – First Day of School for Kindergarteners
- 09/13-09/15 – Battle of the Bones and Southern Oregon BrewFest at the Expo
- 09/14 – Full Moon
- 09/18 – Board of Directors Meeting 6 pm
- 09/23 – First Day of Autumn
- 09/28 – Octoberfest in Jacksonville

### Compliance Corner (formerly CC&Rs Corner) Speed Limit

Did you know that our CC&Rs address a speed limit for vehicles driving on our association streets? Specifically, the CC&Rs state: The speed limit within the Subdivisions is ten (10) MPH. Residents and their guests are required to adhere to the speed limit of ten (10) MPH. If speed violators are reported to the Homeowners Association, the responsible Lot owner may be fined.

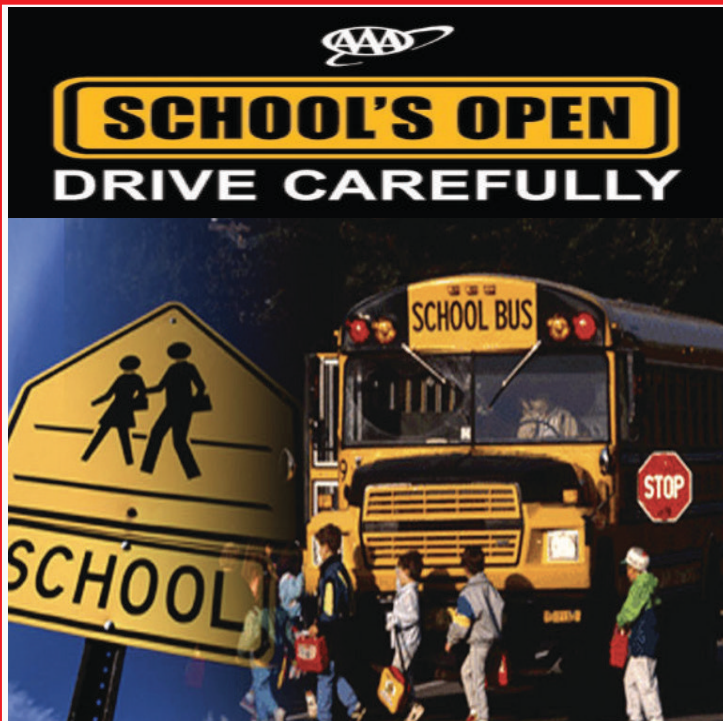
If it is presented to the Board or Manager that a specific resident or one of their guests has been speeding through our streets, we will not hesitate to give a fine. If the problem persists, fines may be increased.



### Sharing the Road with School Buses

If you're driving behind a bus, allow a greater following distance than if you were driving behind a car. It will give you more time to stop once the yellow lights start flashing. It is illegal in all 50 states to pass a school bus that is stopped to load or unload children.

- Never pass a bus from behind – or from either direction if you're on an undivided road – if it is stopped to load or unload children.
- If the yellow or red lights are flashing and the stop arm is extended, traffic must stop.
- The area 10 feet around a school bus is the most dangerous for children; stop far enough back to allow them space to safely enter and exit the bus.
- Be alert; children often are unpredictable, and they tend to ignore hazards and take risks.



*"Autumn seemed to arrive suddenly that year. The morning of the first September was crisp and golden as an apple."*

- J.K. Rowling