



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

Board of Directors and HGGV Business

Our community is more than just a neighborhood. In many ways, it is much like a business. Collectively, our regular monthly assessments 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 are responsible for making critical decisions—on our behalf—about managing the community and our money.

Our board also develops long-range plans regarding our common area, including when our amenities need to be repaired or even replaced. The board must set aside funds so that these kinds of projects can be accomplished on schedule or even ahead of schedule in the event there is an unexpected breakdown.

The board also sends out requests for bids and contracts with vendors to do the work necessary to maintain our shared amenities. Board members decide who will do the best job of replacing the roof at the best price or who will be the most reliable company to hire to care for our pool.

The board's decisions can have a significant impact on the community's appearance and, consequently, on our property values. Regardless of our professional manager, the board ultimately is responsible for overseeing association operations. Be sure to communicate with the board regularly, observe board meetings, and attend annual meetings to elect responsible board members and to participate in the conversations about significant community issues.

According to the HGGV bylaws, the terms of Secretary and Treasurer expire on December 31, 2020. In January, the Association will have an election to fill these positions. **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 13, 2021. The vacant seats will be filled during the association annual meeting on January 20, 2021. There will be a Board of Directors meeting immediately following the annual meeting.**

Ten Reasons To Volunteer To Serve on the Board

There are many reasons why lot owners volunteer to be a part of our Board of Directors. Our community is looking for dedicated and talented lot owners to join our Board of

Directors. Give it a shot! Why volunteer to be on the board?

1. To protect your property values and maintain the quality of life you expect in our community.
2. To correct a problem within our community. Perhaps parking is an issue, or maintenance has been neglected.
3. To give back to your community and neighbors.
4. To be sociable, meet your neighbors, and make friends.
5. To advance your career and build your personal resume by including leadership and community service.
6. To have fun accomplishing things around our community together with your neighbors.
7. To get educated on the many facets of running a community association such as the many laws and regulations, financials, and the maintenance or repair of the common elements.
8. To express yourself and be creative while offering your opinion on solutions to your communities' day to day problems.
9. To earn recognition from your peers for your contributions to the community.
10. To advance the 'givers gain' mentality of improving your community

As you can see, joining our Board of Directors can be rewarding in many ways. Give it a try!

What Does Our Manager Do?

We receive non-compliance notices from the manager. We send our assessment checks to the office. We report common area maintenance problems to the manager. So, the manager makes all the important decisions regarding our community, right? WRONG! The manager's function in our association is administrative in nature. The board is the principle policy-making body which sets policies, standards, procedures, and budgets. The manager's function is to carry out these board decisions.

The Board of Directors has the authority and the power to set policies and procedures to carry these policies out. They may delegate their authority to implement its decisions, but they cannot delegate their responsibility to see that they are implemented and implemented

properly.

When communicating with our manager, please keep in mind that although the board has given her the authority to make many of the day-to-day operational decisions, some requests, such as the request for a waiver to follow certain covenants or to have fines waived are going to need the approval of the Board of Directors.

Rogue Disposal Leaf Pick Up – Final day is December 18

Got leaves? Rake up, it's leaf season! The final day for leaf pick up will be on Friday, December 18th.

Rogue Disposal requests that residents fill bags with leaves only – no sticks or other yard debris. Use the heavy-duty 33-gallon bags you find at any grocery, warehouse, or home improvement store to bag your leaves and then take them to the curb. They will take care of the rest. The bags should not weigh more than 40 lbs. and should have the top sealed shut. Place the bags at the curb the night before or no later than 6:30 a.m. the day of leaf pick up. If you miss the leaf pick up and have more leaves than you can fit into your regular green bin you can take your leaves and other green waste directly to the transfer station. They will take it free of charge with the stipulation that you must empty your own bags, trash cans or containers. **Please note: It is against City ordinance to blow leaves into the street, as it clogs the storm drains.**

The board did not have a quorum at their November meeting, so it has been rescheduled for Wednesday, December 2 at 6:00pm in the clubhouse.

Avoid Salt When Keeping Sidewalk Clear and Safe

Did you know that the CC&R's state that sidewalks should always be kept clean and free from debris? Please do your best to keep your sidewalk free from ice this winter. Many of us have used salt on our icy sidewalks; however, this has caused damage to sidewalks around the neighborhood. Also, skip the kitty litter or wood ashes as neither melts snow nor ice, and they tend to be messy when it warms up.

Governing Documents Corner – Post Lights

Did you know that the Rules and Regulations require that residents keep an approved light bulb in their post light and that it must come on at night? Because the Association would like our streets to be adequately lit for the safety of our residents, we require that all post lights have white lights. If you would like to add red or green lights to your home for Christmas, please put those on your porch or house lights.

COMMUNITY AND NEIGHBORHOOD HAPPENINGS

This holiday season do what's best for you and your loved ones

Being away from family and friends during the holidays can be hard.



Hard choices to be apart this year may mean that you can spend many more years with your loved ones.



Do what is best for your health and the health of your loved ones. This year spend time with those in your own household.



When you talk with your friends and family about plans, it's ok if you decide to stay home and remain apart from others.



Doing what's best for you includes eating healthy foods and getting enough sleep.



Make time to take care of your body and stay active to lessen fatigue, anxiety, and sadness.



How to Deter Thieves during the Holiday Season

December is here and, with the holidays just around the corner, many of us let our guard down creating an opportunity for thieves to steal our belongings.

Here are some tips to make sure your personal property does not end up in the wrong hands this Christmas.

- 1. Leave the Lights On.** Many people look forward to visiting family or taking a trip while the kids are out of school over the holidays — and thieves might be looking forward to your trip, too. Unoccupied houses can be potential targets for burglary, but hiding the signs of vacancy may fool thieves into thinking you're still home. Leaving lights on, asking a neighbor to get your mail and setting automatic timers on holiday lights and decorations may give the appearance of being home, says the Central Point Police Department (CPPD). It may also be a good idea to do a home security check and consider making any necessary updates before you leave.
- 2. Lock your door.** Our parents always told us this as kids, but sometimes we let our defenses down because we feel like we live in a safe neighborhood. Statistics gathered by ADT Security company show that 40% of all burglaries are through unlocked doors and windows. The first, and perhaps most important, step in keeping your home safe is to be vigilant about locking up. When leaving your home, keep in mind that thieves don't always enter through the front door. Check that *all* your doors *and* windows are locked when you are not home.
- 3. Keep your garage door closed and locked and any garage door openers hidden and locked in the car.** Often, we keep our garage door open while we are working in the yard, or while our kids are outside playing. Experts agree that this is never a good idea. Often, criminals will drive through residential neighborhoods and take an inventory of what they see inside garages with a plan to come back later.
- 4. Display the Christmas tree – NOT the Christmas gifts.** It is uncomfortable to realize that while we are away thieves may look through our windows. They do and especially this time of year. Make sure that your curtains are tightly closed while you are away.
- 5. Think carefully when putting out your trash or recycling.** Often thieves or burglars may look through our garbage to try to figure out what we have purchased. If you have boxes that indicate that something expensive might be in the house, consider taking the box directly to the recycling center.

All it takes is one thief's determination to potentially ruin your holiday. Remain vigilant this Christmas and practice the above safety precautions.

IF YOU SEE SOMETHING SUSPICIOUS

Call the police non-emergency dispatch number 541-776-7206. We can all do our part to keep our neighborhood a safe place to live.



Holiday Coffee Recipes

Here are some coffee recipes you might be tasty during the holidays. To prepare the coffee recipes: mix in food processor or blender until you have a fine powder. For all the coffee recipes use 1 to 2 spoonfuls to one mug of hot water (to desired taste).

BAVARIAN MINT

- 2/3 cup instant coffee
- 1 cup sugar
- 1 tsp. dried mint leaves (turned into powder)
- 2/3 cup dry non-dairy creamer

CAFE' L'ORANGE

- 2/3 cup instant coffee
- 1 cup sugar
- 1 tsp. dried crushed orange peel
- 1/4 tsp. cinnamon

CAFE' MOCHA

- 2/3 cup instant coffee
- 3 TBSP unsweetened cocoa
- 1 1/3 cups sugar
- 1 cup dry non-dairy creamer
- 1/4 cup nonfat dry milk

CINNAMON-N-SPICE

- 2/3 cup instant coffee
- 1 1/3 cup sugar
- 1/2 tsp. cinnamon
- 1/2 tsp. nutmeg
- 1/2 tsp. allspice

TOFFEE COFFEE

- 1 cup instant coffee
- 1 cup dry non-dairy creamer
- 1 cup brown sugar

CAFE' VIENNA

- 1 cup instant coffee
- 1 1/3 cups sugar
- 1 1/3 cups nonfat dry milk
- 1 tsp. cinnamon

CAFE' ORANGE CAPPUCCINO

- 1 cup instant coffee
- 1 1/2 cups sugar
- 2 cups nonfat dry milk
- 1 tsp. dry orange peel (powdered)



Substance Abuse and Mental Health Services Administration
Disaster Distress Hotline: 1-800-985-5990 or text TalkWithUs to 66746

cdc.gov/coronavirus

COMMUNITY AND NEIGHBORHOOD BULLETIN BOARD

December Calendar of Events

12/02 – Rescheduled Board Meeting (6:00pm
in Clubhouse)

12/10 – Hanukkah begins

12/18 – Final Day for Leaf Pick Up

12/21 – First Day of Winter

12/25 – Christmas (Office Closed)

12/29 – Full Moon

12/31 – New Year's Eve



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.

Yard and Lawn Care Corner



Yard and Lawn Care Corner To Do in December

(From TodaysHomeowner.com) In December, many of us turn our attention to the holidays. We can begin to find some rest in December, however on sunny days it's good to get outdoors and to take care of a few gardening chores during the month.

Lawns: Even cool-season grasses are going dormant by now. Keep leaves picked up, or mulch some into the lawn. Minimize the stress on your lawn by raking gently.
Avoid walking on frozen grass.

Shrubs and Trees: Prune dormant trees and shrubs, and winter-flowering shrubs after they finish blooming. If you planted new trees this fall, inspect the stakes and guy wires to make sure they're still straight and firm.

Fruits and Vegetable Gardens: Prune grapevines. Plant winter vegetables such as spinach, broccoli, cabbage, and lettuce. On sunny days, you can prepare beds for planting in the spring.

Cleanup and Maintenance: Bring garden tools indoors and be sure to clean and oil them thoroughly. Winterize all lawn and garden equipment according to the manufacturer's instructions. Make sure your garden hoses are drained and put away.

“December’s wintery breath is already clouding the pond, frosting the pane, obscuring summer’s memory...”

– John Geddes