

The Central Point

Hidden Grove & Green Valley
February 2020

"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 15th

The Association's ANNUAL meeting was held on Wednesday, January 15th at 6:00PM in the clubhouse. Carol Rosenberg was again elected to continue as Board President. The HOA certainly appreciates Carol's willingness to continue leading the Board of Directors. There is still an open seat on the Board, and any Lot owner who wishes to serve to make our neighborhood an even better place to live is encouraged to apply. The Board appreciates everyone's service and looks forward to another productive year.

Accomplishments of 2019

2019 was another great year for HGGV! Our achievements include \$56,000.00 transferred into our reserve account. The project install xeriscape to the area across from the clubhouse was successfully completed. Also, a review of our reserve funding again shows 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 common elements.

Also, in 2019, our HOA became a certified Firewise USA© community. Fire District 3 promotes this program, and an assessment of our community was done to help us minimize our risks and prepare better to survive a fire. Risky vegetation and fuels were identified, and a community effort to mitigate those risks was completed. The Peninger fire was a rude awakening to our vulnerability to a fire that could consume our entire community, and the being a certified Firewise USA© community makes our community a safer and more durable place to live.

In 2019, several collection accounts have been paid due to the HOA turning over non-paying or late paying residents to our collection agency before they become too far past due.

Challenges for 2020

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. As we continue to follow and adhere to a budget, the Board is more able to accurately predict income and expenses.

Enforcement of the CC&Rs is also 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.

Several scheduled repairs will occur in 2020. These include painting and carpeting the clubhouse interior, having moss removed from the clubhouse roof, replacing siding on the clubhouse exterior and painting the entire clubhouse exterior.

Accomplishments throughout the years

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

Reserves savings: In 2012, the Board of Directors moved that the HOA needed to aggressively put money into reserves in order to avoid any special assessments for repair or replacement of the HOA amenities. In 8 years, over \$280,000.00 has been put into reserves by the HOA. From 2003-2011, approximately \$99,500.00 had been placed into reserves.

Turning responsibilities over to the City:

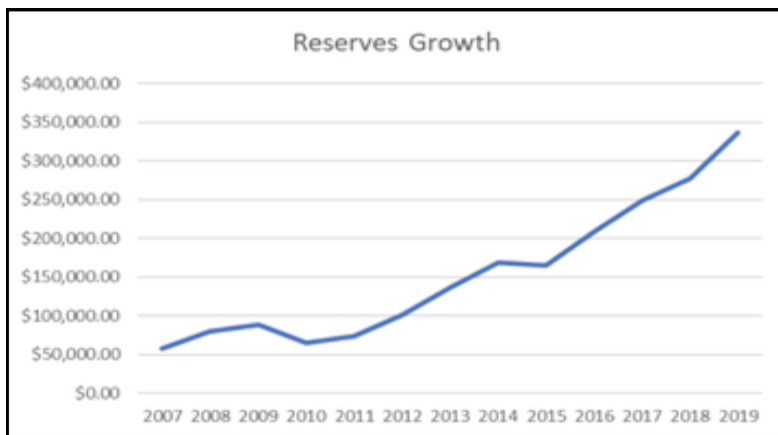
The water system, storm drain system, street sweeping responsibility and fire lane maintenance have all been turned over to City. This provided for a large savings to the HOA in that we are no longer responsible for maintenance and repairs of these items.

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 Board has created a schedule for the maintenance of our common elements. If the HOA sticks to the schedule we will extend the life of our common elements. This helps stave off major expenses their replacement.

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 2020 budget. Anyone wanting a copy of the financial reports or the budget is welcome to request one from the HOA office.

The Board also discussed the 2020 reserve study and discussed common elements whose replacement and repair may need to be included on the reserve study.

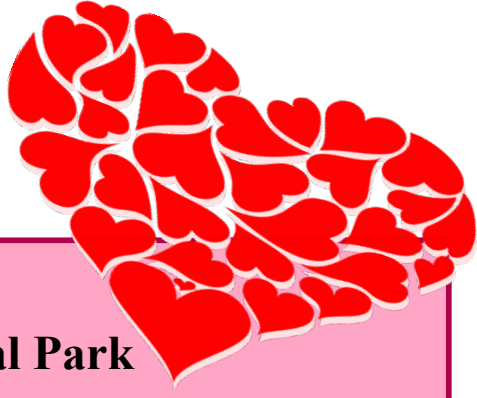
Beginning in February or March, the HOA will be notifying residences whose sidewalks need repair. Lot owners will be given 1 year to complete the work. The Board approved to have the HOA pay 30% of the repair cost for each sidewalk section but not to exceed \$75.

The Board also discussed the 3-foot pedestrian easement that exists along all sidewalks in the Association. Residents are expected to keep their sidewalks clear so that pedestrians can use them for walking. This includes the sidewalks adjacent to driveways. Residents are expected to park in a manner that their cars do not obstruct the sidewalks.

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.





POINT ON GOOD HEALTH

Celebrate American Heart Month Together: Join the #OurHearts Movement

Did you know that people who have close relationships at home, work, or in their community tend to be healthier and live longer? One reason, according to the National Heart, Lung, and Blood Institute (NHLBI), is that we're more successful at meeting our health goals when we join forces with others. NHLBI launched the #OurHearts movement to inspire us to protect and strengthen our hearts with the support of others.

Heart disease is the leading cause of death for both men and women in the United States. About 90 percent of middle-aged people and more than 74 percent of young adults have one or more risk factors for heart disease, such as diabetes, high blood pressure, high blood cholesterol, or being a smoker or overweight. Having multiple risk factors increases your risk for heart disease.

Why Connecting is Good for Your Heart

Feeling connected with others and having positive, close relationships benefit our overall health, including our blood pressure and weight. Having people in our lives who motivate and care for us helps, as do feelings of closeness and companionship.

Invite family, friends, colleagues, or neighbors to join you in your efforts to be more physically active. **How much is enough?** Aim for at least 2½ hours of physical activity each week—that's just 30 minutes a day, 5 days a week. In addition, do muscle strengthening exercises 2 days a week. Can't carve out a lot of time in your day? Don't chuck your goal, chunk it! Try 10 or 15 minutes a few times a day.



POINT ON THE ROGUE VALLEY

Ranger-Guided Snowshoe Walks at Crater Lake National Park

Crater Lake is one of the snowiest inhabited places in America, receiving an average of 43 feet of snow per year. Ranger-led snowshoe hikes are a fun way to explore this winter wonderland while learning how plants, animals, and people survive such harsh conditions.

This winter, snowshoe hikes will be offered on weekends and holidays from December 7 through April 26. The walks start at 1:00 pm, last two hours, and cover 1 to 2 miles of moderate-to-strenuous terrain. The hikes don't follow a trail, rather they are an off-trail exploration through the forests and meadows along the rim of Crater Lake. If the road to Rim Village is closed, the walks explore the forests and meadows in the vicinity of Park Headquarters.

No previous snowshoeing experience is necessary. Snowshoes are provided free of charge, and there is no cost for the tour (apart from the winter entrance fee of \$20 per vehicle).

Participants should be at least 8 years old, be in good physical health, and come prepared with warm clothing and water-resistant footwear. The walks take place rain or shine (or snow). Pets are not allowed on the hike.

Space on each tour is limited, and reservations are required. For more information and to sign up, call the park's visitor center at 541-594-3100. The visitor center is open every day, except December 25.

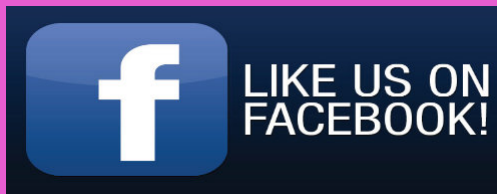
Organized groups (such as scout troops, hiking clubs, and church groups) may be able to arrange for a separate tour, staff permitting. Call to check on available dates.



POINT ON THE COMMUNITY

City of Central Point's First Annual Galentine's Day Eve Celebration

Valentine's Day isn't just for couples, it's for women and their besties too! On Wednesday, February 12, grab your favorite ladies and join Central Point Parks & Recreation for their first annual Galentine's Day celebration! Join their amazing staff to create beautiful cake pops, a fun wooden craft, and mixing up some yummy mocktails. Let their instructors Kim Hauser, Nici Young, and Nikki and Elizabeth from Parks & Rec lead you through the night. They guarantee this will be a fun girl's night you will not want to miss. Cost is \$30.00. For groups of 2 or more \$25.00 per person (Call Central Point Parks and Recreation to receive discount). Visit <https://www.centralpointoregon.gov/parksrec/page/central-point-recreation-guide> for more information.



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COMMUNITY AND NEIGHBORHOOD BULLETIN BOARD

February Calendar of Events

02/02 – Groundhog Day
02/02 – Superbowl (49ers vs Chiefs)
02/08 – Jacksonville Chinese New Year Celebration
02/09 – Academy awards
02/14 – Valentine's Day
02/14-02/16 – Southern Oregon Home Show at the Expo
02/17 – President's Day (Office Closed)
02/21 – Call of the Wild in Theaters

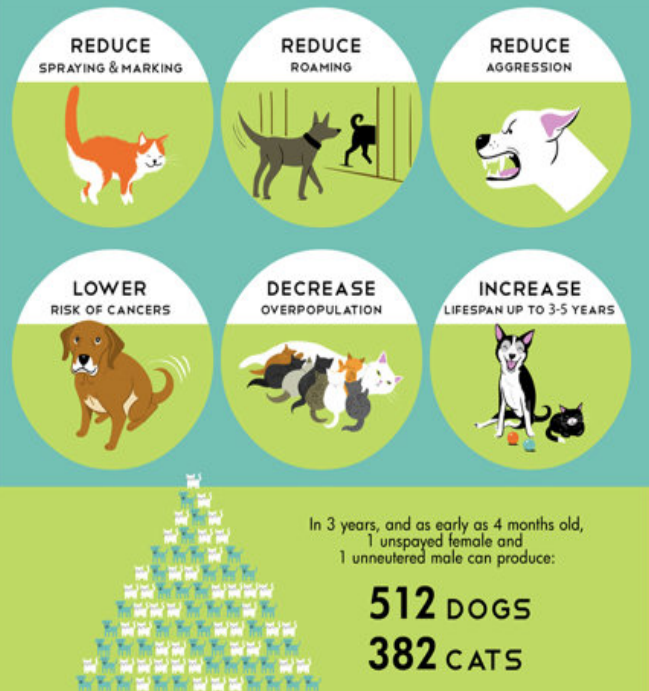


Getting ahold of HGGV by Text Message

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.

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Email us at hggv.office@gmail.com to sign up for E-Statement

"There is always in February some one day, at least, when one smells the yet distant, but surely coming, summer." -Gertrude Jekyll