

The Central Point

Hidden Grove & Green Valley
January 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



Protecting Property Values Is What Our Association Is All About

One of the biggest advantages of living in a homeowner's association is the ability of the Association to help preserve, protect and enhance our property values. But, just how does the Board of Directors guide the Association to perform those duties? Often, we think of the Association as a collection of rules and regulations limiting personal freedoms and individuality. However, those same rules and regulations protect, preserve and enhance the investment we have in our home. If you dust off and re-read your copy of the Governing Documents, especially the CC&R's (Covenants, Conditions & Restrictions) & the Rules and Regulations, you will see that the Board of Directors have a pretty precise blueprint on how to protect our investment.

First and foremost, our Association is not just made up of the Board of Directors and a few interested owners. It was established as a corporation in which ALL Lot owners are members. In order to achieve the goal of preserving, protecting and enhancing property values, the CC&Rs had to be established. In those CC&Rs, the Board of Directors is given the authority to establish Rules & Regulations that complement the Association's purpose. When we follow the CC&Rs and the Rules & Regulations, we are doing our duty as members of the Association.

Our Board of Directors is given the charge of overseeing the operations of the Association and to see to it that the CC&Rs and Rules & Regulations are followed by the Association's members. The Board is made up of other members just like you. They volunteer their time and energy to serve the Association because they care about the investment they have in it. In turn, they have hired our HOA manager to assist them in ensuring that properties comply with our covenants.

Monthly assessments are necessary to protect and maintain our common areas (clubhouse, pool, streets and open space) and to help provide professional management to assist our community. When owners fail to pay their

Non-Compliance Year-end Round-up

In 2019 the Association sent out 509 notices of non-compliance.

	2019	2018	2017
Yard/Landscaping	24%	26%	22%
Garbage	22%	13%	16%
Miscellaneous*	17%	11%	16%
Weeds	15%	25%	17%
Lights	10%	15%	19%
Carport	6%	4%	6%
Vehicles	6%	3%	4%

*pet nuisances, holiday decorations, unapproved items, RV/storage spaces, etc.

Further, approximately 72% of the homes in the Association are owner occupied while 28% are rentals. Owner occupied properties received 65% of the citations while rental properties received 35% of the citations.

assessment on time, the Association may be unable to meet its financial obligations. The result: The degree of property value protection the Association provides is reduced. In other words, even one owner who does not pay their assessment on time can adversely affect how Association business is conducted. When you pay your assessment on time, you are doing part of your duty as a member of the Association.

Finally, the Board of Directors meets on a regular basis in order to make decisions, keep up to date on Association business and to hear from other owners and residents to make proactive business decisions. As owners, keeping abreast of Association matters and contributing during Open Forum is only good business.

Annual Meeting January 15th

The Association's ANNUAL meeting will be held on Wednesday, January 15th at 6:00PM in the clubhouse. At the annual meeting, we will discuss the Accomplishments of 2019 and Challenges for 2020. Also, two people will be elected to the Board of Directors. The term of President expired at the end of 2018, and we have a vacancy due to a resignation. **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 9. There will be a Board of Directors meeting immediately following the annual meeting.

Lot owners in this community who do not owe more than \$500.00 in past HOA assessments have a right to participate in deciding who serves on our Board of Directors. Lot owners can cast votes either in person or by proxy.

Our community is more than just a neighborhood. In many ways, it is like a business. Collectively, our dues 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 of Directors are responsible for making critical decisions on our behalf about managing the community and our money. The Board's decisions can have a significant impact on the community's appearance and, consequently, on our property values. Regardless of our manager, the Board ultimately is responsible for overseeing Association operations. Be sure to communicate with the Board regularly; attend Board meetings; participate in the conversations about significant community issues; and attend the annual meeting to elect responsible Board members.

Our Annual meeting will be Wednesday, January 15th at 6:00pm in the clubhouse. This meeting will be followed by the January meeting of the Board of Directors.



POINT ON THE COMMUNITY
We're Having What Kind of Meeting?

What's the difference between a Board Meeting and a Special Meeting and an Annual Meeting? Confused? Here's some clarification. **Annual Meetings** or Annual *Membership Meetings* are the main meeting of the year when members receive the new budget, elect Board members, hear committee reports and discuss items of common interest.

Board Meetings - The meetings where most of the business of the Association is conducted. Board members set policy, oversee the manager's work, review operations, resolve disputes, talk to residents and plan for the future. Often the health and harmony of our community is directly linked to how constructive these meetings are.

Special Meetings - Limited to a particular topic. The Board can call a Special Meeting at any time, and they must post a notice of this meeting in advance. The notice will specify the topic so interested members can attend. Special Meetings give the Board an opportunity to explore urgent matters. Residents do not participate in the meeting, unless asked directly by a Board member, but they have a right to listen to the Board discussion.

Executive Session - The governing documents require the Association to notify you in advance of all meetings, and you're welcome, in fact, encouraged to attend and listen. The only time you can't listen is when the Board goes into Executive Session. Topics that the Board can discuss in executive session are limited to a narrow range of sensitive topics.

Rock the Proxy: Let Your Voice be Heard

We've got an election coming up, and even if you're unable to attend the annual meeting and election, you can still vote by proxy. A proxy is the written authorization that allows one person to appoint another (the proxy holder) to vote on his or her behalf. The association's governing documents specify that the association can use proxy voting. Why would you use a proxy? Maybe you're traveling during the election or have other obligations that prevent you from attending the meeting, but you still want your voice to be heard. If you're interested in using a proxy, contact the manager for a proxy form. Essentially, a proxy is an act of trust—the proxy giver must trust the judgment of the proxy holder. The proxy giver may think the proxy holder will vote for a certain candidate or issue, but the proxy holder isn't legally bound by that assumption unless it's written on the proxy form.

If you would like copies of our meeting minutes, please visit our website at www.hggv.org.



POINT ON THE ROGUE VALLEY
Enjoying the Rogue Valley Snow

One of the most affordable ways to enjoy our mountain snow is to visit one of the many Sno Parks in the area. Two favorites are Table Mountain Snow Park area and the Farwell Bend Snow Play Area. They include groomed snow trails, ready-made sledding hills and warming huts. Not a bad way to spend a winter afternoon.

The Table Mountain Snow Park outside Ashland is specifically designed for sledding and snow tubing. There is also access to several snowmobile and cross-country skiing trails. Adjacent to the snow hill is a restroom and a warming cabin. To get there take Route 66 to the Green Springs Inn. Turn left onto the Hyatt Lake Road and follow for 4 miles, until you reach the Hyatt Lake Recreation area, stay left and continue for another two miles until you see the sign on the left directing you to the park area. Turn left and follow this road which dead ends at the area.

The Farewell Bend Snow Play Area is just past Union Creek on Highway 62. With hills for all abilities, the entire family is sure to have a great time. There is also a structure where you can build a fire to keep warm. A Sno-Park permit is required for this park. A daily permit costs \$4.00 and an annual permit is \$25.00. Afterwards, try one of the wonderful pies at Beckie's.



POINT ON GOOD HEALTH

Keeping New Year's Resolutions

The New Year has arrived, and many of us have drawn up our resolutions. Following some simple steps helps us stick to our plan.

Don't procrastinate getting started.

Put it on paper. Write the resolutions down and keep them in an accessible place as reminders - tape them to a mirror, write them in a journal or put them on the refrigerator door. Friends and family are also supportive and informing them of the goals helps with accountability.

Set deadlines for each step toward reaching the goal and mark them on a calendar. Check progress regularly and give an occasional reward for successful efforts. Make sure the reward isn't contrary to the resolution; celebrate a cigarette-free month with something besides a cigarette.

Find a role model, a person who has succeeded in fulfilling a similar ambition. Look to this person as an inspiration and as a reminder that it is possible to achieve this goal.

The biggest tip is don't sweat the setbacks; persistence is the key.



COMMUNITY AND NEIGHBORHOOD BULLETIN BOARD

January Calendar of Events

- 01/01 – New Year's Day (Office Closed)
- 01/10 – Full Moon
- 01/13 – College Football National Championship
- 01/15 – Annual Meeting of the Association and January Board Meeting
- 01/17 – Dolittle in Theaters
- 01/20 – Deadline to have Christmas lights down
- 01/20 – Martin Luther King Jr. Day (Office Closed)
- 01/25 – Chinese New Year (Year of the Rat)

A Poem for the New Year

Write it on your heart that every day is the best day in the year.

He is rich who owns the day,
and no one owns the day who allows it to be
invaded with fret and anxiety.

Finish every day and be done with it.

You have done what you could.

Some blunders and absurdities, no doubt crept in.

Forget them as soon as you can, tomorrow is a
new day;

begin it well and serenely,
with too high a spirit to be cumbered with your
old nonsense.

This new day is too dear,
with its hopes and invitations,
to waste a moment on the yesterdays.

—Ralph Waldo Emerson



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.



Association Christmas Lights

The Board of Directors would like to thank all the residents who brightened our community with beautiful holiday lights and decorations. Our community looked beautiful for the holiday season. If you would like to vote on your favorite, please contact the office at 541-664-3996 or email hggv.office@gmail.com. The residence with the most votes will win a FREE CLUBHOUSE RENTAL. **Please be reminded that all holiday lights and decorations must be removed by January 20, 2020.** Thank you!

Happy New Year!