

The Central Point

Hidden Grove & Green Valley
March 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



The Governing Documents, The Board of Directors and the HOA Manager

How they work together to uphold the mission of HGGV HOA

The mission of the board of directors is to provide for the safety of our residents, maintain the common property and protect our home values. Several elements work together to carry out this mission.

Governing Documents

Every association has rules we all need to follow. For instance, where can we park? How must our landscaping be maintained? And what choices regarding color, styles, etc. do we have regarding the exterior décor of our homes?

When HGGV was initially developed, the developer filed with the State of Oregon and Jackson County a series of documents designed to answer these questions and spell out the duties of our board of directors and the responsibilities of the Lot owners. Those documents are often referred to collectively as the governing documents.

Our association's governing documents were written to preserve the appearance of the community, protect our common property and protect the value of our individual homes. Some residents focus on the "pain in the neck" aspect of our governing documents, but by doing so they miss their real purpose. If we had no architectural controls (as spelled out in the CC&Rs) or no ability to correct violations of the Rules & Regulations, there would be no harmony and ultimately our community and our property values would suffer. In other words, the CC&Rs are good business. They help ensure that our property values are maintained, and our investments are protected.

When you purchased your home in our association, you became contractually bound to abide by the CC&Rs. Please review them and ensure you are in compliance. If you rent your home to tenants, it is your responsibility to ensure that they follow all CC&Rs. Please make sure your tenants are aware of our CC&Rs. They can easily be found on our website at: <http://www.hggv.org/GovDocs.htm>

Board of Directors

What gives the board of directors the right to tell residents what to do? In a nutshell: state law and the governing documents.

The Oregon Planned Community Act ("PCA"), Or. Rev. Stat. § 94.550, et. seq. includes numerous provisions governing the formation, management, powers, and operation of residential planned communities in Oregon.

Our governing documents obligate the association to preserve and protect the assets of the community. To enable the board to meet this obligation, the governing documents empower the board to define the process for adopting and enforcing rules.

Remember, however, that the board can't make or enforce any rule that is contrary to the governing documents, local ordinances, state law or federal regulations.

Association Manager

Our manager has two primary responsibilities: to manage the association's daily operations and, under direction of the board, enforce the rules as outlined in the governing documents.

While the manager works closely with the board, she is an advisor—not a member of the board. Also, the manager is not your advocate with or conduit to the board. If you have questions, the manager can help; if you have a concern, present it directly to the board.

The manager does not set policy. If you disagree with a policy or rule, you'll get better results addressing the board than arguing with the manager.

Although the manager is available to residents, that doesn't mean that she is available 24 hours a day. If you need to see the manager, come to the office Monday through Friday 9:00am – 2:00pm. If a matter is an emergency, please call 911.

The manager is responsible for monitoring contractors' performance, but not supervising them. Contractors are responsible for supervising their own personnel. If you have a problem with a contractor, notify the manager, who will forward your concerns to the board. The board will decide how to proceed under the

terms of the contract.

The manager inspects the community regularly, but even an eagle eye won't catch everything. Your help is essential. If you know about a potential CC&Rs violation, please report it to the manager.

Clubhouse Work Under Way

You might have noticed some work going on at the clubhouse. The board has approved having work done to keep our clubhouse looking nice for all our residents.

All the siding on the clubhouse gables has been replaced along with the entire south wall and some deteriorated boards on the front of the clubhouse. Next, the entire clubhouse will get a fresh coat of paint.

We will also be replacing all the carpet in the clubhouse and having the entire interior painted. We are excited to give our clubhouse a facelift and want to keep it looking nice for years to come.

To that end, we will be putting a **new rule in place that no pins or tape be used on any of the clubhouse walls**. So that people can still hang decorations for their parties, we will be installing two 8-foot x 4-foot cork boards on one of the walls, and a 6-foot x 4-foot cork board on another wall. Please use these cork boards to hang your decorations. Also please use only push pins on these boards, and do not hang anything too heavy.

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 **March 11th** if interested.

Next meeting of the Board of Directors will be Wednesday, March 18th at 6:00pm in the clubhouse.

Governing Documents Corner - Unattended Toys

With the weather getting warmer and with children playing outside more, we wanted to take this opportunity to remind everyone that our CC&Rs state that: streets, sidewalks, driveways, carports, porches and decks will be kept clean and free from unattended toys at all times. This includes bicycles and scooters. We understand that children leave their toys out every now and then, however we would like to remind all residents to keep these items put away in the garage or storage shed or behind the fence.



POINT ON GOOD HEALTH

Farmers Markets - Buy Local, Support Local and Improve Your Health and Happiness

Our community is fortunate to have several Farmers Markets. In fact the Rogue Valley Growers & Crafters Market was named one of the 10 best farmers' markets in the U.S! If you haven't shopped at one before, consider the many advantages of patronizing our local farmer's markets.

Farmers markets have gained popularity in the last few years as more consumers have come to enjoy the fresh, locally grown produce, baked goods, eggs, dairy products, poultry and meats they offer. Farmers markets provide other benefits as well—to shoppers and local economies, as well as to the environment. Locally grown produce requires less packaging than what is found in most supermarkets, and it takes less fossil fuel to transport, which reduces pollution and noise. More often than not, farmers markets offer organically grown or pesticide-free produce, which is better for the environment as well as better for everyone's health.

Farmers markets also stimulate local economies by providing a secure place for small-scale local producers to sell their products. When local farmers and producers prosper, they are better able to support other types of local businesses. These local farmers often help consumers better understand nutrition and the value of fresh food while offering information and inspiration on how to prepare meals with these fresh ingredients.

In the Rogue Valley, it is easy to get to a farmers market.

Tuesdays: 8:30-1:30 in Ashland at the Ashland National Guard Armory

Thursdays: 8:30-1:30 in Medford at Hawthorne Park

Saturdays: 9:00am – 1:00pm in Grants Pass F St & 4th St (Beginning March 16)

Saturdays: 8:30am-1:00pm in Ashland 00 Block of Oak Street (Beginning May 2)

Sundays: 9:00am – 1:30pm in Jacksonville at the courthouse (Beginning May 24)



POINT ON THE COMMUNITY

Central Point Community Gardens

If you are interested in reserving a plot, review and sign a contract and bring it by Central Point City Hall to complete the reservation. For more information call (541) 664-3321 ext. 130.

Do you want to grow your own vegetables, flowers and other plants but you don't have the room? Now you can! Plots are available at Don Jones Memorial Park. Every garden plot has its 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.

The garden plots at Don Jones 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. Don Jones Memorial Park is located at 223 West Vilas Road, Central Point, OR.



POINT ON THE ROGUE VALLEY

Two Food Festivals in the Valley This Month

March in the Rogue Valley is a great month to try some tasty treats. There are two food festivals: one just across town, and another just a few miles up I-5.

The Oregon Chocolate Festival

The event will be held on March 6-8 in Ashland. Now in its 16th year, the festival is held at the stylish and magnificent Ashland Hills Hotel & Suites.

Each year the festival features the dreamy, mouth-watering creations of dozens of West Coast chocolatiers. These food artisans present a variety of fine chocolates and chocolate-inspired products that tease the taste buds of over 1500 visitors.

Several tantalizing events have come to be associated with the Oregon Chocolate Festival including the Chocolate + Wine Spa Party for adults and the Chocolate Maker's Wine Dinner. A Chocolate Product Competition and the Chocolate Dessert Contest raise the bar on chocolate creations. Workshops on wine or tea and chocolate pairings, and educational sessions including one about the nutritious values of chocolate, and chef demonstrations are sprinkled throughout the day on Saturday and Sunday.

The Oregon Chocolate Festival has partnered with the Rogue Valley Habitat for Humanity and will provide 10% of the festival ticket proceeds to support their cause.

Please visit their website at: <http://www.oregonchocolatefestival.com/> for more information



The Oregon Cheese Festival

Fresh off their 2019-2020 World Cheese Awards win (the FIRST time EVER an American cheese has won this award), the Rogue Creamery will again host the 16th annual **Oregon Cheese Festival** on March 14 & 15. The event will be again be held at the Rogue Creamery and the Craterworks Marketplace (311 & 419 N Front St) here in Central Point. Tickets are \$15 in advance or \$20 at the door. Adult beverage tasting is a \$15 add-on ticket. Free admission to children 12 and under.

The Oregon Cheese Festival is a farmer's market-style event celebrating cheese and everything that goes with it. Sample and purchase local, artisan cheese featuring cow, sheep, and goat cheese from Oregon and Western U.S. creameries. Enjoy pairings of fine Southern Oregon wine, craft beer, ciders and other assorted beverages.

Please visit their website at: <https://www.oregoncheesefestival.com/> for more information.



COMMUNITY AND NEIGHBORHOOD BULLETIN BOARD

March Calendar of Events

- 03/03 – Kindergarten Launch at Jewett Elementary
- 03/06-03/08 – Oregon Chocolate Festival in Ashland
- 03/07 – March Madness Begins
- 03/08 – Daylight Savings Begins - Spring Forward
- 03/09 – Full Moon
- 03/14-03/15 – Oregon Cheese Festival in Central Point
- 03/17 – St. Patrick's Day
- 03/18 – Meeting of the Board of Directors 6:00pm in the clubhouse
- 03/19 – Spring Begins
- 03/23-03/27 Spring Break for School District 6

Yard and Lawn Care Corner

What To Do in March

Trees and Shrubs: Begin fertilizing trees and shrubs once growth starts.

Perennials and Bulbs: Cut back overgrown or leggy perennials. Cut or mow ornamental grasses, being careful not to cut the new growth.

Annuals and Containers: Unless you have a warm place to store container plants, wait until after the last frost before filling them with summer annuals. In cool spring weather, you can enjoy pansies, snapdragons, dianthus, and violas.

Lawns: Apply pre-emergent herbicide to prevent crabgrass and other annual weeds.



**KINDERGARTEN
LAUNCH**

If your child is going to be 5 by September 1, 2020 it's time to
Launch Them Into Kindergarten

Jewett Elementary, 541-494-6600
March 3
5:30-7:30 p.m.
Bilingual

Mae Richardson Elementary, 541-494-6700
March 3
5:30-6:00 p.m. A-L
6:15-6:45 p.m. M-Z

Patrick Elementary, 541-494-6840
March 3
5:15-6:15 p.m.

Sams Valley Elementary, 541-494-6870
March 3
5:30-6:00 p.m.

Central Point Elementary, 541-494-6500
March 5
5:30-6:00 p.m. A-L
6:15-6:45 p.m. M-Z

Please bring your child's immunization records, birth certificate and proof of address.



Sign Up For E-Statements!

Do you check your email every day or two? If so, you are the perfect candidate for E-statements. E-statements are faster than the Post Office, environmentally friendly, minimize paperwork and reduce community costs.

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

“Springtime is the land awakening. The March winds are the morning yawn.”

-Lewis Grizzard