

The Central Point

Hidden Grove & Green Valley
January 2021

"Our mission is to provide for the safety of our residents, maintain the common property and protect our home values."

HAPPY
NEW
YEAR
2021



POINT ON ASSOCIATION AND BUSINESS

COVID-19 Update

Jackson County is currently in the "extreme risk" category for COVID-19. To help keep our community safe, the HGGV offices are closed to the public. **We are still here for you.** Residents can always call or text the HGGV office at 541-664-3996. We can also be reached by email at hggv.office@gmail.com. Payments can be made online through your bank, sent through the mail, or dropped in one of the drop boxes next to the mailboxes or on the patio by the office window. Please make it clear what address corresponds with your payment. We are also happy to mail or email receipts upon request.

According to the guidance from the state, the HGGV Board of Directors may hold public meetings in the clubhouse. The board will observe the requirement to not exceed maximum occupancy. They will also request that residents maintain six feet social distancing and wear facemasks.

The clubhouse is still closed to parties. The HOA will let everyone know when residents can again host parties in the clubhouse.

All parks are open. Please follow the state guidance regarding outdoor spaces.

Board of Directors Meets for November Meeting

On December 2nd, the board met for their November meeting. The meeting was rescheduled due to a lack of quorum on November 18.

The meeting began with the approval of the September meeting minutes as well as the special meeting minutes from the October 26 special meeting. Copies of our minutes may be found on our website, hggv.org.

The board also approved the financial statements. Copies of bank and financial statements are in the clubhouse office for review upon request. The board voted to begin contributing to the reserves accounts again. Contributions were placed on hold due to the COVID-19 pandemic. The HOA accounts are strong enough to catch up and continue with

Non-Compliance Year-end Round-up

In 2020 the Association sent out 434 notices of non-compliance. We had a drastic increase in notices regarding vehicles due to HOA's enforcement of the sidewalk easement. The Board appreciates so many residents parking so that pedestrians have unencumbered use of our neighborhood sidewalks. This keeps our neighborhood looking nicer and a safer place for everyone.

	2020	2019	2018
Yard/Landscaping	20%	24%	26%
Garbage	24%	22%	13%
Miscellaneous*	10%	17%	14%
Weeds	16%	15%	25%
Lights	8%	10%	15%
Carport	2%	6%	4%
Vehicles	20%	6%	3%

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

Further, approximately 74% of the homes in the Association are owner occupied while 26% are rentals. Owner occupied properties received 57% of the citations while rental properties received 43% of the citations.

reserves contributions. The board also discussed items for the 2021 budget.

Next meeting of the Board of Directors will be January 20th at 6:00pm in the clubhouse following the Annual Meeting

HOA prepares for the Annual Meeting

The Association's ANNUAL meeting will be held on Wednesday, January 20th at 6:00PM in the clubhouse. At the annual meeting, we will discuss the Accomplishments of 2020 and Challenges for 2021. Also, two people will be elected to the Board of Directors. The term of Secretary and Treasurer expired at the end of 2020. **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.**

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 about managing the community and our money. The board's decisions can have a significant impact on the community's appearance and, consequently, our property values. Regardless of our manager, the board is ultimately 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



POINT ON THE COMMUNITY



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. There are no reserved street spaces. All residents and guests have the right to park on our streets so long as they do not park in the fire lane, or obstruct driveways and sidewalks.

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: My driveway is short, why am I getting notices about blocking the sidewalk? Can't pedestrians just walk in the street?

A: According to our governing documents, there is a 3' pedestrian

easement along all sidewalks. While the board appreciates the challenges regarding this covenant, their hands are tied by Oregon state statute and Central Point city municipal code as well as our own CC&R's. The sidewalks must remain clear for pedestrian passage.

POINT ON GOOD HEALTH



4 Tips for a Productive 2021

This year has taught many workers a thing or two about being productive when offices and homes blend into one. As the calendar turns to 2021, consider these key products and processes to stay productive next year.

Find a system (and stick to it): Creating an organizing system is an easy way to ensure your at-home workspace is ready for optimal productivity. Designate space, drawer or box to house all your work items. At the end of each day, transitioning to "offline hours" can be easier when you have a place to stow your work items.

Start your day clean: Studies have shown cleanliness has a direct impact on productivity. Yet, many people struggle to find the time and energy to clean, especially at the end of a busy day at home. An option like [The DEEBOT T8](#) from Ecovacs provides a hands-free cleaning experience, complete with the time-saving benefits of an all-in-one robot vacuum and floor mop, along with TrueDetect technology to avoid tangling in small objects. Just set it to clean before bed and wake up to a tidy workspace.

Break up your day: With so many hours at home in front of a computer, workdays can get a little monotonous. Break up the day to make working from home feel as "normal" as possible – shower in the morning, take a walk or drive to coffee then make time for at least two breaks throughout the day. Some people have found success with the Pomodoro Technique, which is breaking your day up into 25-minute chunks of work, with 5-minute rest periods. If you continue to work until you feel like taking a break, odds are you'll overwork yourself until it's too late to take the "big break" you had in mind.

Bookend your days with mindfulness: At the beginning and end of

each workday, do a 3-5-minute mindfulness meditation. Before signing on to work for the day, allow your mind to fully focus on the day's tasks at-hand. Signoff by doing another meditation to end the day and let go of any worries or stresses you might have. Incorporating this tactic into your daily routine can help create a natural boundary from work and home while also restoring peace of mind.

Find more solutions to help maintain productivity at [Ecovacs.com](https://www.ecovacs.com). Photo courtesy of Getty Images

POINT ON FAMILY FEATURES



Get Your Home Ready for Work and School this Winter

Although preparing your home for winter is a consistent process year-to-year, many homes have seen significantly more use this year due to COVID-19 restrictions. If your home will serve as your office or school throughout the winter months, it's important to address issues that may have been noticed but tolerable during past winters.

Consider these tips from the experts at the National Association of the Remodeling Industry to help ensure your home is ready before winter weather strikes.

Improve Indoor Air Quality

Beyond proper physical and structural considerations of winter preparations, the increased daily use of your home increases the importance of indoor air quality. Since windows and doors will likely be closed more often, moisture levels within your home can be affected. Use a humidifier, if necessary, to maintain a relative humidity between 45-50%, which is healthier and can feel more comfortable. It can also keep wooden doors and windows functioning properly and wood furniture and floors looking good.

Get Your Furnace Checked

To keep your furnace from failing when you need it most, get it inspected by a professional before you need to rely on it to heat your home in the dead of winter. If you're not leaving the house and turning down the thermostat each day, this will be especially important. Regular tune-ups can prolong your furnace's life, help prevent carbon monoxide leaks and ensure your unit is working at maximum efficiency.

Seal Leaks Around Windows and Doors

Air infiltration is one of the largest culprits of reductions in a home's efficiency. Small air leaks can add up to significant heat loss and a corresponding increase in energy consumption. If replacing window screens with storm windows and installing a storm door on your house isn't realistic, increase energy efficiency by sealing gaps around window and door moldings with caulk to help keep heat from escaping.

Check Your Gutters

Improper drainage away from the home is one of the biggest causes of water leaking under your home or into crawlspaces. Gutters and downspouts have the single purpose of routing water away from your home to help prevent damage to your foundation. Once leaves have fallen and before the first snow, ensure your gutters are properly secured and clear of debris. Clogged gutters can lead to improper drainage and potential overflow or other water-related issues. Adjust downspouts so they direct water at least 5 feet from the house to help minimize the possibility of water run-off back toward the foundation.

Prep the Plumbing

When water freezes, it expands. Any residual water in pipes that is exposed to freezing temperatures, including interior lines located in exterior walls or unheated areas, can burst. Start by disconnecting hoses and shutting off exterior faucets, draining any water that remains in them and storing hoses indoors to prevent cracks. Drain any other pipes, valves or in-ground sprinklers that may be exposed to the elements and, for an extra layer of protection, wrap water spigots with covers to prevent damage. Sometimes a simple trick like keeping a cabinet door cracked open to allow warm air into the space can prevent frozen pipes.

Find more expert tips to get your home ready for winter at [RemodelingDoneRight.com](https://www.RemodelingDoneRight.com).



Interested in joining the Board of Directors? We have an opening! Please contact the office by January 13.

Hidden Grove/Green Valley Homeowners Association
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HIDDEN GROVE & GREEN VALLEY COMMUNITY AND NEIGHBORHOOD BULLETIN BOARD

January Calendar of Events

01/01 – New Year's Day (office closed)

01/18 – Martin Luther King, Jr. Day
(office closed)

01/20 – Annual Meeting and Board
Meeting 6:00pm in the clubhouse

01/20 – Holiday lights and decorations
must be removed

01/28 – Full Moon



Association Christmas Lights

The HOA and the Board of Directors would like to thank all the residents who brightened our community with beautiful holiday lights and decorations. Once again, our community looked beautiful for the holiday season. **Please remember that all holiday lights and decorations must be removed by January 20, 2021.** Thank you!

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.

Sign Up For E-Statements!

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To Do in January

(from Todayshomeowner.com)

Most of us begin the New Year armed with plans, projects, and resolutions. Our gardens provide a stark contrast as they hunker down to wait out the winter. Here are some gardening chores to tackle during January.

Maintenance

Address any drainage problems in your landscaping and till workable soil to work in any needed amendments. Don't use salt, kitty litter, sand or wood ashes on icy driveways and sidewalks. Salt will destroy your concrete. Kitty litter, sand, or wood ashes will not melt snow nor ice, and they are messy when it warms up. The best

solution to preventing ice buildup is to shovel early and often to keep the snow and ice off your sidewalk.

Trees and Shrubs

In January, you can continue chores from December. Inspect stakes and wires on newly planted trees to make sure they are still straight and not damaging the bark. Stake leggy plants to protect from wind or ice breakage. Prune dormant trees and shrubs now, including fruit trees. Hold off on pruning spring-flowering shrubs until after they bloom.

Perennials and Bulbs

Protect evergreen perennials from freeze damage. Use boughs from any Christmas greenery as an extra mulch layer. Check your stored tender bulbs every couple of weeks. Discard any rotten ones and lightly mist the packing if any look withered or dried out. Look over your beds to see if any of your plants have been uprooted by frost heaving. If so, add extra mulch.

"We will open the book. Its pages are blank. We are going to put words on them ourselves. The book is called opportunity and its first chapter is New Year's Day."

– Edith Lovejoy Pierce