

THE CENTRAL POINT

POINT ON ASSOCIATION BUSINESS

NOTICE TO HOMEOWNERS

On or about January 25, 2013, HG/GV HOA received a letter from the City of Central Point regarding an additional "base" fee the City of Central Point realized they have never charged to residents of Hidden Grove/Green Valley but is due from all residents in the City of Central Point.

Upon receipt of the letter, Carrie, our HOA Manager, called the City of Central Point and talked to their Accounting Specialist, the Finance Director and the Director of Public Works. Each person insisted this fee should have been charged to our residents all along, however has never been charged because of an error on the city's part. The error was discovered during a recent audit performed by the City of Central Point's Finance Department.

The President and Treasurer of the Board of Directors attempted to get to the bottom of this fee by attending multiple City Council meetings, and by talking to City Council members along with the Finance Director and the Director of Public Works. Although each person apologized for the previous errors in their billing, they insisted they must begin charging us this base fee.

Unfortunately, our bills from the City of Central Point are going up \$2,200.00/month (\$11.00/household). Subsequent to our receiving the letter, the City Council has moved that, effective May 20, 2013, the base fee be changed to \$13.00/household for all households in Central Point.

Effective April 1st, 2013 this \$11.00 base fee will be added to the HG/GV HOA invoices. After June 1st, the HG/GV invoices will reflect the \$13.00 base fee.

NEXT STEP

This led to discussions with the city about whether they would be willing to take over billing and maintenance of the Hidden Grove/Green Valley HOA water system. Currently our HOA is responsible for ALL maintenance and repair of our water system.

As a reference, consider The Meadows near Albertsons in Central Point. Their water system began to leak and the repairs became unmanageable. The City of Central Point agreed to take over maintenance; however they required the system be brought up to code FIRST. This cost approximately \$935,000.00 (or \$3,500 per residence). Their system may have been in worse shape than ours will ever be, but clearly repairs of this nature are expensive.

The city has inspected our water system, and they have agreed to take over its maintenance and billing without requiring HG/GV HOA to make any repairs or incur any expense.

Once the city takes over water maintenance and billing, the invoices from HG/GV HOA will be for the dues and a share of common water bill only. No longer will the HOA be charging the Water and Base Fees of \$24.50 (previously \$13.50). Residents will pay their water bill directly to the City of Central Point.

The board of directors will meet on April 15th at 7:00pm in the clubhouse for a formal vote regarding assigning the maintenance of our water system and billing for water over to the City of Central Point. All residents and home owners are invited to attend the meeting to learn more about the transition or to ask questions.



Want to learn more about the HG/GV water system transfer?



Please attend the next board meeting on Monday, April 15th at 7:00 pm in the clubhouse.

COMMUNITY IN FOCUS

New East Side TOD

Over the past several months, the City of Central Point City Council has been working to create the East Side TOD in order to have a plan in place for organized growth in the City limits. The East Side TOD would incorporate the land south of Hidden Grove/Green valley all the way to Pine Street.

A transit-oriented development (TOD) is a mixed-use residential and commercial area designed to maximize access to public transportation.

Other characteristics of a TOD include

common parks and open space areas, bike and pedestrian paths and unique architecture. Central Point approved the Twin Creeks TOD in 2001 and the City is now in the process of planning an East Side TOD. Central Point has relatively few residentially zoned areas in town where it can grow and at the same time create attractive and identifiable neighborhoods. By accommodating some of the City's future population growth in these TOD areas, they also postpone the need to expand into the farmland that surrounds us. The Twin Creeks TOD has been so well received that the City Council directed its planning staff to pursue the East Side TOD.

For more information about this new land use strategy, contact Community Development Director, Tom Humphrey at 541-423-1025.

Outside Spring Cleaning Day Scheduled for Saturday, April 6th

On Saturday, April 6th, residents are invited to get outside and clean up their yard, and sidewalk. Any residents who are spotted working in their yards will be given tickets to join us for pizza and soda in the clubhouse that evening. This will not only help make our neighborhood look nicer, it will also provide an opportunity for neighbors to meet each other and mingle in the clubhouse.

**POINT ON THE
COMMUNITY**

**What's Going On Around
Town**

The Citywide Spring Yard Sale is May 4th from 8:00am – 3:00pm. Shake off your winter coat and get rid of your unwanted items by joining the largest organized yard sale day in Central Point. Don't miss the opportunity to list your address on the official list posted on the city's website. If you plan on having a yard sale, please contact the office at 541-664-3996 or hggvhoa@clearwire.net with your address, and we will be more than happy to forward everything to the city. The deadline for listing addresses with the city is April 29.

****NOTE**** The City of Central Point will NOT be doing a citywide recycling day this year.

**Central Point Community
Gardens**

– Central Point residents now have two options to choose from to have a community garden.

The newest addition to the community garden was recently completed with the help of the Church of the Latter Day Saints community volunteer program. The garden is located at Don Jones Park. There are twenty 10 x 10 plots and fourteen 10 x 20 plots available to rent. The Don Jones garden plots are raised beds with great soil and a cover crop that was planted in the fall.

The city also has garden spaces for rent at Hanley Farm. These are more rustic,

farm-like plots irrigated with well water. Hanley Farm has rich soil, but requires a little more work to maintain.

If you are low on space but still want to garden, call the City of Central Point at 541-664-3321 ext. 263 or ext. 232 for more information or to reserve your garden plot today.

**POINT ON THE
ROGUE VALLEY**

**Rogue Valley Earth Day 2013
~ "Take the Next Step" ~**

The Rogue Valley 2013 Earth Day celebration will take place on Saturday, April 20 from 11 am-4 pm on the grounds of the ScienceWorks museum in Ashland. Admission is Free.

Rogue Valley Earth Day is a hands-on celebration for all ages, where visitors can learn about environmental stewardship, energy conservation, and community building in a fun and inspirational setting.

For more information, visit www.roguevalleyearthday.net.

**POINT ON
GOOD HEALTH**

Keeping Burnout at Bay

Burnout is more than just stress—it is how your mind and body tell you change is needed. Do you find yourself withdrawing from work, caring less about results and just going through the motions?

Try a few tips for keeping burnout at bay.

**Exercise at least three times
a week**

Running, weight lifting, bike riding—exercise releases endorphins that boost your mood and it dissipate built-up stress.

Make time for a hobby

An art class, cooking, reading, sewing—anything that's not part of the regular grind helps you relax and balance the things that wear you down.

Practice breathing exercises

"Just breathe!" Yes, it's an old cliché, but deep breathing gives your body a boost of oxygen and releases tension.

Get away

Leave the office at the office. Take a walk at lunch, and don't take work home. At home, find a time and place where you can relax and unwind even if it is only for 15 minutes.

Laugh

Sometimes it helps to look at a situation and just laugh. If that fails, read the jokes that fill your e-mail or pick a comedy next time you go to the movies.

Take up yoga or tai chi.

These disciplines have a restorative effect and are sure burnout busters.

Burnout can creep up on you slowly. Watch for the warning signs and stay ahead of it. Your heart, family and employer will thank you.

April Calendar of Events

- 04/01 – April Fool's Day
- 04/05 – Jurassic Park 3-D in Theaters
- 04/06 – Outside Spring Cleaning Day
- 04/06 – NCAA Men's Final Four
- 04/07 – NCAA Women's Final Four
- 04/15 – Board Meeting
- 04/15 – IRS Tax Filing Deadline
- 04/22 – Earth Day
- 04/24 – Administrative Professionals Day
- 04/25 – Full Moon

Association Information

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