

THE CENTRAL POINT

POINT ON ASSOCIATION BUSINESS

About the Association Billing and Collection Policy

Our association adheres to a collection policy to ensure our bills get paid and that we make adequate contributions to our reserves account. Our collection policy is designed to be fair to all residents and collect HOA dues in the same manner from each resident. Our collection policy also provides for a series of steps that the association must take when a resident becomes behind on payments.

On the first of each month, invoices are generated and sent either by regular mail or email to each homeowner and/or resident for their HOA dues, RV space rent, storage space rent and/or non-compliance fines. It is our policy to bill homeowners for HOA dues, even if the home is a rental, regardless of who actually pays the dues to the association. We have enacted this policy because if the dues are not paid, they are ultimately the responsibility of the homeowner, and the association will pursue the homeowner for payment of HOA dues.

The association accepts either cash or check payments. Unfortunately, we are not set up for credit or debit card payments. Many residents

have set up online bill pay to the association through their bank, and their banks mail us a paper check that we deposit into the association account. The association charges a \$25.00 fee on all returned (bounced) checks. In order to ensure that your payment is credited correctly, please ensure that the property address is on the check.

Payments are due 30 days after the date on the invoice and are considered late after that point. The association will charge a late \$25.00 late fee once an invoice is 30 days PAST due (30 days past the due date on the invoice.) The late fee is charged on a monthly basis for invoices that are 30+ days past due.

Also, once an account is 30 days PAST due, the association will suspend access to the HOA amenities. This also applies to renters whose landlords are behind on their HOA dues. The association will deactivate pool fobs and not allow for clubhouse rental until the account is brought current.

The association will notify homeowners that their account is delinquent by sending late notices and copies of statements with the invoices.

Once an account exceeds 60 days PAST due, the association will send a request for a

payment plan. If a homeowner agrees to and abides by a payment plan, the association will not charge late fees on any overdue balance. If a homeowner does not enter into a payment plan, rather merely mails in payments over and above the invoice amount, the association will continue to collect late fees on overdue balances.

Once an account exceeds 90 days PAST due, the association will send a certified letter to the homeowner informing them that they have a set amount of time to either pay their overdue balance or enter into a payment plan with the association. If the homeowner fails to either pay their bill or set up a payment plan, the account will be turned over to our attorney or collection agency for final collection or further proceedings.

Of course, it is the goal of the association that all invoices are paid in a timely manner. Our budget is designed with that goal in mind. If all residents pay their invoices on time, the association should have enough money to keep our neighborhood a place all of us are happy to call home.

The next board meeting will be held Wednesday, April 15th at 6:00pm in the clubhouse.

COMMUNITY IN FOCUS

Safety in Hidden Grove/ Green Valley

After all the late night parties in our pool over the summer, the association contracted a private security company to check on our common area nightly during the warmer months. Also, the police have agreed to add our neighborhood to their daily patrols. However there are things we all can do to keep our neighborhood safe for everyone. Let's all work together to help eliminate neighborhood crime.

Although none of us wants to "snoop" on our neighbors, there are some things that just do not make sense. Please watch out for these activities in our neighborhood and report them to the police non-emergency number 541-776-7206.

- Someone running from a car or home.
- Someone screaming. If you can't explain

the screams, call law enforcement and report them.

- Someone going door-to-door in the neighborhood or looking into windows and parked cars.
- Someone asking about current or past residents.
- Someone wandering through the neighborhood with no apparent purpose.
- Unusual or suspicious noises that you cannot explain, such as breaking glass or pounding.
- Vehicles moving slowly without lights or without an apparent destination.
- Business transactions conducted from a vehicle. This could involve the sale of drugs or stolen goods.
- Someone walking or running while carrying property at an unusual time or place.

- A stranger entering or removing property from a neighbor's home when they might not be home.
- A stranger in a car who stops to talk to a child.

Also, please remember that if you have an emergency, please call 911 immediately for police response.

CC&R's Corner Keep Those Landscaping Supplies Put Away

Now that spring is here, residents are going to be working out in their yards more and more. We would like to remind everyone that the CC&R's state: household and garden equipment and building tools, when not in use, must be stored neatly, either behind the home, out of sight of the street or in a storage building.

COMMUNITY AND NEIGHBORHOOD

POINT ON THE COMMUNITY

April Showers and Our Yards

Time to Get To Work on Those Weeds

Although the saying goes, "April showers bring May flowers," the showers also bring all those weeds we wish wouldn't grow so easily.

Many of us enjoy the colder winter months as an opportunity to take some time off from yardwork; however spring is a great time to clear up the weeds that are starting to appear around our homes, especially in the areas next to driveways.

April is the optimum time to fertilize lawns as well as a good time to reduce weeds like dandelion and clover. Scotts Weed and Feed is one of the more popular products for lawn care. Remember to reduce risks of run-off into local waterways by not fertilizing just prior to rain, and not over-watering so that water runs off of lawn and onto sidewalk or street.

The Grange Co-Op or Lowes also carries products that can be applied to weeds in rock or flower beds. These products can work all summer long and save you the backache of having to pull weeds every couple of weeks.

Please keep in mind that our CC&R's provide that yards must kept free of weeds.

If you haven't already, please take a few minutes one of these nice weekends and get those weeds pulled. This will make sure you don't get any notices of non-compliance as well as keep our neighborhood looking attractive.

POINT ON THE ROGUE VALLEY

"Romancing the West" Dinner Show

"ROMANCING THE WEST Legacy tour" returns to Southern Oregon, Saturday, April 11th, 6:00 at Plaisance Ranch after playing to standing ovations since 2013.

Join them for a gala evening including dinner by Chef James Daw, the critically acclaimed documentary concert "Romancing the West®", and the release of the "Romancing the West®" wine series, including the new Mail Order White and Red Carpet Red wines. Dinner & Show 40.00/person.

The all-star line-up in this time traveling documentary concert brings to life 240 years of the American West decade by decade from the Native tribes, the Spanish Missions and Gold Rush to the Great Depression and The Sixties to the present day in the music of every era.

Attendees will enjoy an entertaining and educational production for all-ages that boldly remembers the tragic and celebrates the triumphant episodes in Western History. "Romancing the West" covers themes across the decades of social and political change to celebrate the pioneering human spirit and diverse legacy of the American West.

Please visit www.RomancingtheWest.org for more information.

POINT ON THE GOOD HEALTH

April is Autism Awareness Month

According to a recent study by the Center for Disease Control, 1 out of every 70 kids in Oregon has been diagnosed with an Autism Spectrum Disorder. That rate is significantly higher than the national average of 1 out of every 110. In order to highlight the growing need for concern and awareness about Autism, the Autism Society has been celebrating National Autism Awareness Month since the 1970s. The United States recognizes April as a special opportunity for the public to be educated about Autism and issues within the Autism community. The cause of Autism is not known, and there is no cure, however Autism is treatable. Early detection and increased awareness and understanding have greatly improved the lives of all people affected by Autism. For more information on the Autism Spectrum or to learn how you can help those in our community, please visit:

www.autism-society.org

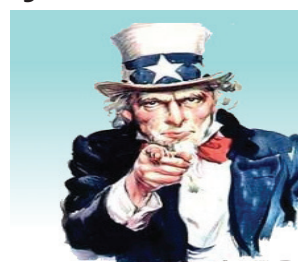
www.easterseals.com



APRIL CALENDAR OF EVENTS

- 04/01 – April Fool's Day
- 04/03 – Passover Begins/Good Friday
- 04/04 – Central Point Easter Eggstravaganza
- 04/04 – Full Moon (Lunar Eclipse)
- 04/05 – Easter Sunday
- 04/09 – **Street Sweeping**
- 04/09 – 04/13 – Ashland Independent Film Festival
- 04/15 – Board Meeting 6:00pm in the Clubhouse
- 04/23 – **Street Sweeping**

JOIN THE HG/GV BOARD OF DIRECTORS



Provide input regarding our Homeowner's Association. We would love to hear your opinions, thoughts and ideas!

If you are interested, please submit something in writing to the office by April 8, 2015.