

# THE CENTRAL POINT

Point On Association  
Business

Hidden Grove &  
Green Valley



December 2015

## Don't Forget about Street Sweeping

The City's street cleaning program removes dirt and debris from city streets to provide a healthy, safe, and attractive environment for residents. This is particularly important now that most of the leaves have fallen off our trees.

### Why wasn't street sweeping completed in front of my house?

There are many reasons why the sweeper may not have been able to sweep in front of your house. Most often, it's because items such as cars, bicycles, toys and refuse containers are blocking the roadway. Low-hanging trees and shrubs can also prevent sweepers from cleaning in front of your house.

**How can I help street sweepers?** You can help by keeping the roadway in front of your house free of large objects and obstructions. Also, remove large sticks and branches from the roadway in front of your house. These clog and jam the sweeper's operating system. Remove grass or weeds that grow in the gutter. This will reduce debris in front of your house and will improve water runoff during rainstorms.

**In December, the city will sweep our streets on December 3rd, 17th & 31st.**

## Keep Warm Safely

December is among the deadliest months for home fires, according to the National Fire Protection Association (NFPA). Heating equipment is the second leading cause of home fires. That is why it is important for you and your loved ones to take extra precautions during the winter.

The NFPA recommends that all space heaters carry the mark of an independent testing laboratory, and that they are professionally installed or installed it according to the manufacturer's instructions. If you have an electric-powered space heater, plug it into an outlet with sufficient capacity. Never use an extension cord.

Turn off space heaters whenever the room is unoccupied. Portable space heaters are easy to knock over in the dark. Turn them off when you go to bed, or at least make sure they're placed in lighted areas or out of high-traffic areas.

The National Fire Protection Association also suggests that you test smoke alarms monthly and inspect all heating equipment annually and clean as necessary.

For more information, visit [www.nfpa.org](http://www.nfpa.org).

## CC&R Corner – Keeping Sidewalk Clear and Safe

Did you know that the CC&R's state that sidewalks should be kept clean and free from debris at all times? Please do your best to keep your sidewalk free from ice this winter. Many of us have

used salt on our icy sidewalks; however this has caused damage to sidewalks around the neighborhood. Also, skip the kitty litter or wood ashes as neither melts snow nor ice, and they have a tendency to be messy when it warms up. According to Bob Villa, the best solution to preventing ice buildup is to shovel early and often in order to keep the snow and ice off your sidewalk.

## Fiduciary Know-How

The mere mention of fiduciary responsibility may scare some homeowners away from Board service, but it shouldn't. Managing the HOA's finances is one of the Board's most important duties, but it doesn't have to be complicated.

Fiduciary duty means protecting assets, budgeting responsibly, planning for the future, investing wisely and observing laws and regulations that affect association resources. Fiduciary duty requires the board to ensure that the assessments you pay are used properly to maintain the common area, maintain our amenities, and cover insurance, contracted services, utilities and other needed materials and services. The Board is obligated to make ethical and legal decisions that best serve the entire association.

Board members fulfill their fiduciary duty in several ways.

One of the most important things the Board can do is establish and adhere to a budget. A good budget is developed through an objective, step-by-step process based on historical data and careful research.

The Board also reviews financial statements regularly. The statements include a balance sheet, profit and loss budget comparison report, income report, bank statements and more.

The Board must also put policies in place to reduce the risks of fraudulent activity. These include, for example, not signing blank checks and issuing a payment only when an invoice is received.

The Board also conducts a reserve study and updates it regularly. A reserve study identifies the expected remaining life of each major component, estimates the future cost to replace it and the amount that should be saved on a monthly or annual basis.

If you would like to participate in the HOA's budgeting process, please attend our annual meeting on January 20th. The Board will be discussing and voting on the proposed budget. The office now has the estimated budget for any homeowner to review.

## Next Board Meeting

The Board of Directors will meet for their annual meeting and their 1st bimonthly meeting on Wednesday, January 20 at 6:00pm in the clubhouse.

There are currently two open positions on the Board of Directors. If you are interested in serving on the Board of Directors, please submit a letter to the clubhouse office by **January 13, 2016**.





## COMMUNITY AND NEIGHBORHOOD

### POINT ON THE COMMUNITY

#### Christmas Lights Parade

Join the City of Central Point in celebrating the holidays with their 4th annual lights parade on Saturday, December 5th at 5:15 in downtown Central Point. This event kicks off the holiday season in Central Point. After the parade, come down to City Hall to view the lighted parade entries up close. You can also enjoy crafts, games, free cocoa and cookies, Kiwanis book giveaway and the lighting of the city tree. Kids can also visit with Santa.

The city relies on volunteers to help with the event, including helping with crafts, games, Santa visits and handing out free hot cocoa and cookies. More than 30 volunteers are needed to help with the event every year! Sign up for volunteer opportunities at [www.shiftboard.com/centralpointoregon](http://www.shiftboard.com/centralpointoregon).

Do you want to enter the parade? The city would love you to, but there are requirements that must be met. Every parade entry must be brightly lit, including but not limited to cars, floats, walkers, horses, etc. Also, the city aims to keep the parade to no more than 30 minutes, which means there is a limited amount of space available in the parade. If you want more information, email [parks@centralpointoregon.gov](mailto:parks@centralpointoregon.gov).



### POINT ON THE ROGUE VALLEY

#### Safety Tips for Winter Road Trips

Preparedness is paramount when it comes to road trips year-round, and hitting the road for a long drive during winter months is no exception. With an increased risk of potential driving hazards like sleet, snow, strong winds and frigid temperatures, it's a good idea to think about ways to ensure you'll travel safely.

Consider the following tips when preparing for your winter road trip.

Invest in an emergency kit for your vehicle. Available at most major retailers, these kits are relatively inexpensive and contain items like flares, booster cables, flashlights, ponchos and first aid supplies for minor injuries. Also, store warm blankets in your vehicle so that you can stay warm.

Stay in touch. Check in with a designated contact during your journey with updates on your location, delays encountered or unexpected situations that require longer travel time.

Check the local weather report before heading out. Winter weather can be tricky and forecasts aren't always accurate. You can double check your destination's weather history on a variety of websites to determine typical conditions to expect in that area during your travels.

Review your travel route without GPS. Consider keeping a map handy in case your navigation system is compromised during your trip.

### POINT ON THE GOOD HEALTH

#### A Parent's Survival Guide

Your sanity is important at all times, but especially during the holiday season. As parents, we expect some amount of stress, but it is always a good idea to plan ahead as much as possible to keep stress to a minimum.

Organize your shopping list and spread your shopping activities out over a few weeks.

Have the holiday dinner at someone else's home if having it at yours is too much stress. Also, the Association clubhouse is a great place to have a party with less stress than at home.

Have your children help you with various aspects of preparing for the holidays. Make holiday decorations together from ideas gathered from magazines, Pinterest or special holiday craft books. Some craft ideas make excellent gift ideas.

Traditions and rituals build firm foundations and reduce children's holiday hyperactivity by creating a sense of family identity. Dinner menus, religious observances, advent calendars, gift wrapping parties, ornament collecting, sing-a-longs, and special holiday stories are just a few ways that parents can develop more intimate relationships with their children.



## December Calendar of Events

- 12/03 – Street Sweeping
- 12/06 – Hanukkah Begins at Sundown
- 12/17 – Street Sweeping
- 12/18 – Star Wars: The Force Awakens in Theaters
- 12/21 – Winter Begins
- 12/25 – Christmas (office closed)
- 12/26 – Kwanza Begins (office closed)
- 12/31 – Street Sweeping
- 12/31 – New Year's Eve

