

# THE CENTRAL POINT

## POINT ON ASSOCIATION BUSINESS

### The Board of Directors Met on January 21st for Quarterly and Annual Meeting

The annual and quarterly meeting of the HOA board of directors was held on January 21<sup>st</sup> in the Clubhouse.

At the start of the meeting, John Whiting was re-installed as Treasurer of the board. The board certainly appreciates all of John's hard work and dedication and looks forward to another term. The position of Secretary expired, and Carol Rosenberg chose to not run again. Cheryl McKenzie, Member-at-Large, agreed to step into Carol's role as Secretary. Although the board was sad to see Carol go, we are very grateful to have Cheryl and cannot wait to see all that she brings to the board. It is great to have such dedicated board members who are willing to put in so much time for our association.

This means that the Member-at-Large position is open. If you are interested in this position, please notify the office in writing by April 8, 2015.

Regina then presented the Accomplishments of 2014 and Challenges for 2015.

### Accomplishments of 2014

2014 was another great year for the HOA! The reserve account continues to grow at a great pace. The HOA came in OVER BUDGET on INCOME and came in UNDER budget on EXPENSES. The City of Central Point agreed to take over our storm drain system, which represents huge savings for the HOA in the long run as we are no longer responsible for the maintenance of the storm drain system. Street lighting was installed in the Green Valley Park area, making our neighborhood nicer and safer. A drain was installed in the basketball court area which has eliminated the standing water on the courts.

### Challenges for 2015

In light of the accomplishments of the past year, the Board needs to be mindful of the challenges for 2015 which include funding of the reserve account and control of monthly operating costs. The Board will also need to complete a reserve study so that the Association is prepared to pay for future expenses without having to do any special assessments on residents. The Board will need to be more diligent about providing adequate maintenance of our streets in order

to avoid resurfacing them. Once the streets are resurfaced, the sidewalks will need to be brought into compliance with the ADA. Enforcement of the CC&Rs is always a challenge since we continuously have people moving in and out of the subdivision. Enforcement is one of Carrie's main responsibilities and allows her to be in close contact with homeowners to find out what needs to change as well as what needs to be done to ensure all residents are in compliance with our CC&Rs. The main goal is to make our neighborhood a safer and nicer place to live. The association still deals with the reduction of income due to foreclosures, however the office will aggressively continue to seek payment of homeowner dues and limit losses to every extent possible.

Regina and Carrie discussed their meeting with the Central Point Police Chief. They met with the Chief to discuss police enforcement within our Association. The Chief stated that it is unlawful for the police to enforce parking or traffic violations on our streets. She recommended that the board pass resolutions regarding parking regulations and enforcement. She did offer to assist the Association with speeding by offering to set up the city's radar speed sign in order to increase awareness among our residents. The board agreed that this would be very helpful during the spring and summer when children are outside playing.

The board then passed a motion to have the fire lane on Walnut Grove Lane moved to the other side in order to allow for more parking spaces. The City of Central Point will be taking care of moving the fire lane this spring, and we will keep in touch with residents regarding the timeline.

### Resolutions of the Board of Directors

#### Resolution 2015.01.01

The Board voted to comply with of the City of Central Point Municipal Code in the Association. In accordance with the City of Central Point Municipal Code, no person shall stand or park a vehicle in a street other than parallel with the edge of the roadway, headed in the direction of lawful traffic movement and with the curbside wheels of the vehicle within twelve inches of the edge of the curb. Beginning March 1, 2015 the Association shall place tow stickers on cars that are in violation of this code, and have the car towed at the

owner's expense according to Oregon Revised Statutes. After 3 violations by the same vehicle, a \$100.00 fine shall be issued to the owner of the home to which the vehicle (either of a resident/tenant or guest) belongs. (passed 01/21/15)

#### Resolution 2015.01.02

The Board voted to comply with of the City of Central Point Municipal Code in the Association. In accordance with the City of Central Point Municipal Code, no person shall stand or park a vehicle in a street other than parallel with the edge of the roadway, headed in the direction of lawful traffic movement and with the curbside wheels of the vehicle within twelve inches of the edge of the curb, except where the street is marked or signed for angle parking (Clubhouse and RV/Parking areas only), in which case motor vehicles shall be parked with the front head-in to the curb at the angle of and between painted stripes or other markings. Beginning March 1, 2015, the Association shall put notices on vehicles in violation of this code, and notify the homeowner of the home in front of which the vehicles are parked (either by a resident/tenant or guest). After 3 notifications, the owner of the home shall receive a \$100.00 fine. (passed 01/21/15)

#### Resolution 2015.01.03

The cost of renting the clubhouse shall be \$50.00 for parties and \$100.00 for all other events. The deposit shall be \$100.00. If a resident misstates the purpose of their clubhouse rental, they shall forfeit their \$100.00 deposit. (passed 01/21/15)

#### Resolution 2015.01.04

The RV parking rate shall increase to \$20.00/month beginning March 1, 2015. (passed 01/21/15)

The next meeting of the Board of Directors will be April 15<sup>th</sup> at 6:00 in the clubhouse.

### C&R Corner - Time to Bring Down the Christmas Decorations

Christmas is behind us and spring is on its way – hopefully. With February upon us, it is time to get those lights and decorations taken down and put away for next Christmas.

## POINT ON THE COMMUNITY

### Why the Resolutions Regarding Parking?

The board passed 2 resolutions regarding parking within the subdivision. Cars will be considered in violation of these resolutions:



1. If they are parked headed against the lawful direction of traffic.
2. If they are parked head-in in any area of the subdivision that is not marked for head-in parking. The only areas in the subdivision marked for head-in parking are the Clubhouse and the RV parking area. In all other areas, cars must be parked PARALLEL to the curb.

The board felt the need to pass these resolutions for 3 reasons: 1) those are the traffic regulations of the City of Central Point, 2) the neighborhood just looks nicer when cars are parked according to regular traffic regulations, and 3) safety.

Regarding parking going the wrong direction, the rule originates from safe parking at night; the rear of a car is required to have red reflectors to alert drivers to the presence of a parked car. Facing the wrong way without these red reflectors poses a

greater hazard.

Residents might think there may be extra space and no one would be bothered when they park head-in, however, they have just reduced the turnaround ratio for other vehicles.

### New Fees for RV Parking and Clubhouse Rental

For the past several years, the Association has charged the same monthly rate RV Parking and the same fee for renting the clubhouse. During the last board meeting, the board voted to raise the monthly rate for RV parking to \$20.00 effective March 1, 2015.

The board also voted to raise the rate for renting the Clubhouse. The price to rent the clubhouse will be \$50.00 for parties/weddings/christenings, etc. and \$100.00 for all other purposes (classes, services, etc.) We will require a \$100.00 deposit rather than a \$50.00 deposit. All residents who have already reserved the clubhouse and have a signed agreement will not be affected by this change.

We regret that rapidly rising costs for services throughout the Association's budget has necessitated these increases.

Please do not hesitate to contact us should you have questions or concerns.

## POINT ON THE GOOD HEALTH

### Stay Active this Winter

Winter weather can sometimes make working out seem less than desirable. After all, who likes to dress like a mummy to go for a run, or risk slipping on ice when out for a walk?

Although you may want to stay snuggled up in your warm bed, winter shouldn't be a time that your fitness plans hibernate. Also, exercise can help you beat those winter doldrums.

We are lucky to live in an area that doesn't usually get overrun by snow and ice. Winter in the Rogue Valley is a great time to get outside and get some fresh air while burning some calories. If spending time outside in the cold isn't your cup of tea, get creative at home, where's it's cozy and warm. Whether you pop in a new workout DVD, invest in a few pieces of fitness equipment or even just use your body weight for a great workout, exercising at home can be a convenient (and fun) solution to staying on a healthy track.

While there are many great workout options this winter, be sure you always stay safe no matter what you do—especially if you decide to enjoy the winter weather outdoors. It's a wonderful time of year—enjoy it.



## February Calendar of Events

- 02/07 – Chinese New Year Celebration in Jacksonville
- 02/12 – Street Sweeping
- 02/14 – Valentine's Day
- 02/16 – Presidents' Day (Clubhouse Office Closed)
- 02/18 – Finance Meeting at 6:00pm in the Clubhouse
- 02/18 – Ash Wednesday
- 02/22 – The Academy Awards
- 02/26 – Street Sweeping

## JOIN THE HG/GV BOARD OF DIRECTORS

**GET ON BOARD** 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.