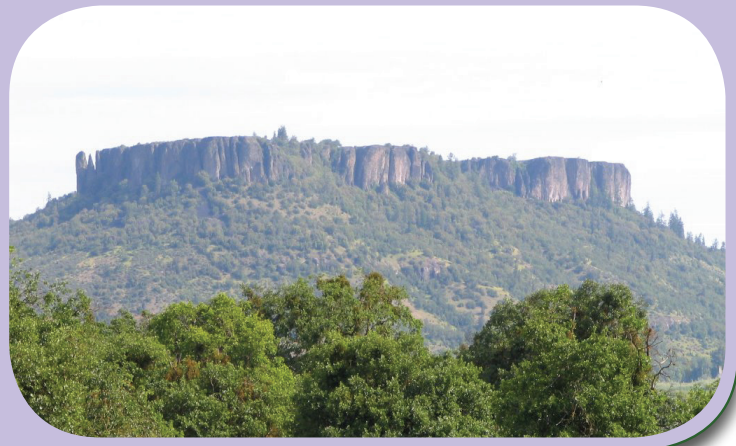


THE Hidden Grove & Green Valley February 2017 CENTRAL POINT

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

Point on Association and Business



Upcoming Vote to Amend HG/GV Governing Documents

In June, 2013 and October, 2014, the Association was able to transfer to the City of Central Point two important assets: the water lines and the storm drains. This was a great accomplishment by the Board of Directors since maintenance of these assets could be extremely expensive and could have resulted in special assessments or increased dues for us, the Lot owners.

Following the recommendation of the HOA's local attorney Mr. James Stout, a committee was appointed by the Board of Directors in the beginning of 2015 to review the HOA's governing documents to reflect these changes.

Once the review by the committee was complete, the Board of Directors discussed and approved the changes in an open Board of Directors meeting. The documents were then emailed to Portland attorney Ms. Angie Bagby, who specializes in HOA matters, for legal review and suggestions, and the proposed changes modified accordingly.

Ms. Bagby was concerned that some of the language in the existing governing documents is antiquated and leaves our Homeowners Association exposed to lawsuits. Lawsuits can be expensive and could mean special assessments or increase in our monthly dues.

The next step in this lengthy and expensive process is to have the changes approved by the Members, or Lot owners, of the Homeowners Association.

Mailing all the documents that need to be reviewed to all Lot owners would be very expensive for the Association. The HG/GV HOA website, <http://www.hggv.org/>, will have a special link on its main page with all the documents for your review and consideration.

Hardcopies of all of the documents are available for review in the Association office in the clubhouse. They can also be emailed upon request. Questions can be answered by Carrie Andries, the HOA manager, in person at the office, by email or by phone.

Ballots will be mailed on February 4, 2017

Please take the time to review and vote on the proposed changes. Help us avoid lawsuits by making our governing documents clear, accurate and in compliance with Oregon statutes. Clear, concise, correct and legal governing documents make living in our Association easier and more pleasant for all residents.

The Board of Directors Met on January 18th for bi-monthly and Annual Meetings

The annual membership meeting and bi-monthly meeting of the HOA Board of Directors was held on January 18th in the Clubhouse. At the start of the meeting, Regina Nelson was elected to the Board of Directors. Regina will continue to serve as the President, and the Board certainly looks forward to continue working with her. We are happy to say that for the 2nd year we have a fully occupied Board of Directors. Thanks so much to the Board Members who volunteer their time to the Association.

Accomplishments of 2016

2016 was another great year for the Association. Our achievements include \$39,000.00 being deposited into our reserve account. The Association came in \$7,800.00 over budget on income. Each of our 3 governing documents (Bylaws, CC&Rs and Rules and Regulations) have been reviewed and edited and are ready for a vote of the homeowner Membership. A reserve study was completed and it turns out that our Association is 74%-94% funded depending on the model used. Either percentage is outstanding and considered "strong" by industry standards.

Challenges for 2017

In light of the accomplishments of the past year, the Board of Directors needs to be mindful of the challenges for 2017. These include the same challenges the Association faces each year such as continued investment in the reserve account, keeping monthly operating costs down, adhering to the approved budget and enforcement of the CC&Rs. The Association should finish the clubhouse park enclosure project this winter or spring. The HOA also will need to find someone to assist the Manager with special projects and to help work at the pool in the summer.

The Board then discussed and approved the 2017 budget. Copies of the budget are available in the Clubhouse office.

The Board also amended the charges for renting the clubhouse. The fee to rent the clubhouse shall be \$50.00 regardless of the type of event and the deposit shall be \$50.00, but can go up at the discretion of the manager not to exceed \$100.00.

The 4th quarter financials were approved as presented.

Next Board Meeting

Wednesday March 15th, 6 pm in the clubhouse

CC&R Corner



Ballots will be mailed on February 4, 2017

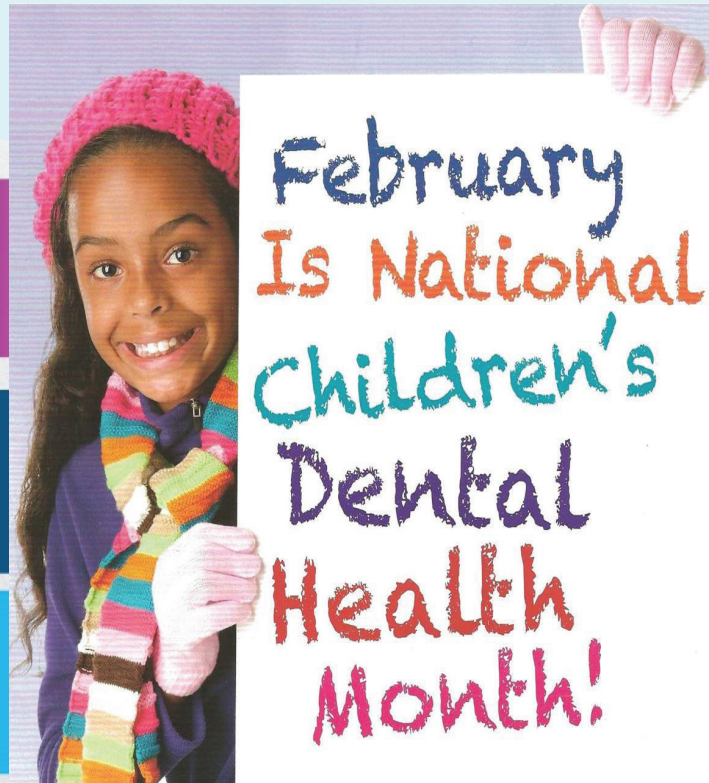
During the regular meeting, the Board discussed the timeline for the vote on amending the Governing Documents. Notice has been sent to all Lot owners, and the ballots will go out on February 4th. Voting can begin at any time. The Board would like to have all votes turned in by February 25th. The votes are due no later than March 15th. If we don't have enough votes by the 10th, the board will be extending the voting date.



POINT ON THE GOOD HEALTH

Keeping Health in Mind This February

February is National Children's Dental Health Month - Be sure to reduce the sugary sweets and opt for healthy tooth friendly snacks and drinks for the kids.



February is Children's Dental Health Month

tooth decay is the **most common** childhood disease



5x more common than asthma



51 million school hours missed due to oral disease



tooth decay is **almost entirely preventable!**

Every \$1 spent on prevention in oral care can save you \$8-\$50 on restorative and emergency procedures



February is National Heart Month – in addition to Going Red for Women, everyone can take a few minutes to think about how what we eat and our lifestyle affects our hearts. Here's to a healthy heart month and life!



POINT ON THE COMMUNITY

Central Point Community Gardens

Do you want to grow your own vegetables, flowers and other plants but you don't have the room? Now you can! All of the Central Point community garden plots have their own water hook up so you can use a water timer for a low maintenance garden.

Save money at the grocery store by growing your own food. Plots are available at two locations: Hanley Farms and, right by the clubhouse, Don Jones Memorial Park.

At Hanley Farm, they have plots that are 10' x 20' for \$30 each. The garden plots at Don Jones Memorial Park are located directly across from the tennis courts. The plots are either 10' x 10' or 10' x 20' size. The smaller size plots are \$25 and the larger are \$50.

Plot reservations for garden spaces in both areas begin on February 1 for those with existing plots. Plot reservations for new gardeners begin March 1. Contact the City Parks and Recreation department for information on plot availability at (541) 664-3321 ext. 130.



ONLY in February – Prevent A Litter Month

Every year hundreds of thousands of animals are born in the spring with no home to go to. Help stop the cycle, get your pets fixed now.

SNYP in Medford is offering special discount spay/neuter certificates during our February Prevent A Litter campaign.

The discounted prices are:

Cat spay or neuter: \$25

Tame cats only. Call SNYP for feral help.

Dog spay or neuter:

\$75 up to 60 lbs.

\$85 up to 85 lbs.

(Over 85 lbs. ask for estimate based on weight)

The timing of this program is targeted to help reduce the vast number of unwanted litters born during the massive spring breeding season.

Beginning February 1st, the special discount certificates can be purchased nearby at:

Pet Country, 2833 N. Pacific Hwy, Medford (541) 773-7087

Central Point Grange Co-op, 225 S Front St., Central Point (541) 664-6691

White City Grange Co-op, 8205 Crater Lake Hwy, White City (541) 830-0015

The success of SNYP's program is dependent solely on the generous participation of the Rogue Valley's veterinary clinics. We appreciate their willingness to offer reduced rates for our special time limited seasonal campaigns.

The 2017 Prevent a Litter campaign is organized and funded by SNYP with additional funding provided by Friends of the Animal Shelter.

Help spread the word. The more people who know about this lifesaving offer, the more lives they can save.

February is Prevent A Litter Month

Save a few thousand lives this month.

- Get your pets fixed.
- Talk your friends into getting their's fixed too.
- The one you do fix DOES help save lives.

Dog Spay or Neuter:
\$75 up to 60 lbs.
\$85 over 60 lbs.

Cat Spay or Neuter:
\$25

Only in February!



Hidden Grove/Green Valley Homeowners Association
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HIDDEN GROVE & GREEN VALLEY

Community and Neighborhood Bulletin Board

FEBRUARY Calendar of Events

02/02 – Groundhog Day

02/04 – Ballots out for Governing
Documents Vote

02/10 – Full Moon

02/14 – Valentine's Day 

02/16 – Street Sweeping

02/20 – President's Day (Office Closed)

02/25 – Please return your ballots for the
Vote

02/26 – Academy Awards



Upcomming Water Conservation Class!

Mark your calendars for April 17th. The Association will host a free water conservation class titled "Landscaping for Water Conservation" from 6:00pm-8:00pm in the clubhouse. The class, conducted by the Jackson Soil and Water Conservation District, will cover ways to conserve water as we move into the summer months as well as provide ideas and instruction about xeriscaping in order to reduce your water use. All residents are invited!



Sign Up For E-Statements!

Do you check your email every day or two? If so, you are the perfect candidate for E-statements. E-statements are faster than the Post Office, environmentally friendly, minimize paper work and reduce community costs.

Email us at hggv.office@gmail.com to sign up for E-Statements.



"No Matter how long the winter spring is sure to follow!"

– English Proverb