

Hidden Grove & Green Valley

January 2016

THE CENTRAL POINT

Point on Association and Business



The Central Point Has a New Format!

Thanks to all the hard work of our volunteer newsletter editor, we are able to provide the residents of Hidden Grove/Green Valley with a new and improved community newsletter. Those of you receiving a paper copy of the Central Point will still be updated with important information regarding Association Business along with our calendar of events and some highlighted items of interest. The real change has occurred with our emailed newsletter and on our website at <http://www.hggv.org/>. We have added a middle section which will allow us to integrate graphics, pictures and links to helpful information.

Your Commitment as a Homeowner

This is the time of year we like to remind homeowners and residents that homeowners associations like ours create some unique opportunities and obligations to the community and to other residents within it.

Read and comply with the community's governing documents.

You should have received a package of documents well before you closed on your home. If you didn't, check the association's website (<http://www.hggv.org/GovDocs.htm>) or ask the manager for copies. Make sure you understand what's included in them, particularly the rules about pets, parking, your home's exterior maintenance and architectural guidelines and when you must pay association assessments.

Provide current contact information to the manager. Have you had a change in your email or mailing address? Please make sure we know how and where you prefer to be reached.

Maintain your property according to established standards.

The community's appearance can add value to all the homes within it, including yours, so it's important to keep landscaping neatly groomed and your home's exterior well-maintained.

Treat association leaders honestly and respectfully. Board members are homeowners just like you. They have volunteered to give their time and energy freely to govern the community. While you should share your concerns about the community with them, do so in a way that's constructive, informative and helpful.

Attend Board Meetings and vote in community elections.

Board meetings are open to all who wish to sit in and keep up with issues under discussion. The association is a democracy, and your voice and vote can affect important issues.

Pay association assessments and other obligations on time.

Your regular assessments pay for Common Area maintenance, amenities and other shared expenses. If you don't pay on time, the burden for paying your portion of the association's bills, like

water, electricity and trash removal, falls on your neighbors. Contact the manager to discuss alternative payment arrangements if you're having problems.

Ensure that your tenants, visiting relatives and friends adhere to all rules and regulations. If you are leasing your home, you're liable for maintaining the condition of the home and for the behavior of those who live in it. Make sure to screen tenants thoroughly, and familiarize them with the community's rules.

Duties of Our Board of Directors

Our Board of Directors is charged with maintaining, preserving and enhancing the common assets of our association. In order to perform those duties our Board depends upon the advice and counsel of experts such as attorneys, landscapers, insurance specialists, etc.

When making decisions regarding our community, the Board is expected to consider all the facts and factors involved in the issue and make the best business decision possible.

In addition to dealing with insurance, maintenance, financial and contractual decisions, the Board members must also balance their positions on the Board with their role as a homeowner. If assessments are increased, that means they are increased for them also. If rules are enacted, that means they have to obey them too. Being a Board member does not grant immunity from the responsibilities of living in our association. In fact, serving on the Board reflects just how seriously they take that responsibility. So please keep in mind that our Board members are actually doing "double-duty" for our community: they serve as Board member and neighbor. They deserve a heartfelt "thank you" for all of their contributions to our community.

Next Board Meeting (Annual Meeting) Wednesday January 20th, 6:00pm in the clubhouse

We have two open positions on our Board of Directors. If you are interested in one of these positions, please submit a letter to the clubhouse office by January 13. Even if you are not interested in serving on the Board, we would love to have anyone interested in our community attend.

Want More of the Central Point?

Visit our website <http://www.hggv.org> and click newsletters, "current newsletter" for even more articles and information!

COMMUNITY AND NEIGHBORHOOD HAPPENINGS

POINT ON THE COMMUNITY

We're Having What Kind of Meeting?

What's the difference between a Board Meeting and a Special Meeting and an Annual Meeting? Confused? Here's some clarification.

Annual Meetings or Annual Membership Meetings are the main meeting of the year when members receive the new budget, elect Board members, hear committee reports and discuss items of common interest.

Board Meetings are the meetings where most of the business of the association is conducted. Board members set policy, oversee the manager's work, review operations, resolve disputes, talk to residents and plan for the future. Often the health and harmony of our community is directly linked to how constructive these meetings are.

Special Meetings are limited to a particular topic. The Board can call a Special Meeting at any time, and they must notify all residents in advance. The notice will specify the topic so interested residents can attend. Special Meetings give the Board an opportunity to explore urgent matters. Residents do not participate in the meeting, unless asked directly by a Board member, but they have a right to listen to the Board discussion.

Executive Session - The governing documents require the association to notify you in advance of all meetings, and you're welcome, in fact, encouraged to attend and listen. The only time you can't listen is when the Board goes into Executive Session. Topics that the Board can discuss in executive session are limited to a narrow range of sensitive topics.

If you would like copies of our meeting minutes, please visit our website at:

<http://www.hggv.org/minutes14.htm>.

POINT ON THE ROGUE VALLEY Theater in the Rogue Valley

We are fortunate in the Rogue Valley to have so many opportunities to see some wonderful live performances. We have live theater ranging from experimental community theater to national tours of professional shows. We have live music from folk, country, opera and symphony.

Visiting the theater is a great way to ward off the winter doldrums.

January highlights from the Craterian Theater in Medford

Click on the Craterian Banner for more information

DOG LOGIC

Presented by: Craterian Performances' Next Stage Repertory Company

Sponsored by: Southern Oregon Magazine Umpqua Bank

January 7, 2016 at 7:30 PM

January 8, 2016 at 7:30 PM

January 9, 2016 at 2:00 PM

Tickets: All tickets \$18



STOMP

Presented by: Craterian Performances

Sponsored by: Rogue Disposal & Recycling, Inc.

Inn at the Commons

January 20, 2016 at 7:30 PM

Tickets: \$58, \$55, \$52



The Price is Right Live!

Presented by: Craterian Performances

Sponsored by: S&B James Quality Construction

KTVL 10

January 28, 2016 at 7:30 PM Tickets: \$48, \$45, \$42



Hidden Grove/Green Valley
Homeowners Association

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HIDDEN GROVE & GREEN VALLEY

Community and Neighborhood Bulletin Board

JANUARY Calendar of Events

1/1 – New Year’s Day (Office Closed)

1/8 – The Revenant in Theaters

1/14 – Street Sweeping

1/18 – Martin Luther King Jr. Day (Office Closed)

1/20 – Board Meeting (Annual Meeting
6:00pm in the Clubhouse)

1/22 & 1/23 – Ultimate Bridal Show at
the Expo for more info:

<http://www.ultimatebridalshow.com>

1/28 – Street Sweeping

1/23 – Rogue Valley Health Fair for more
info:

<http://roguevalleyhealth.com>

WELCOME 2016!

Exercise – Being the Person You Can Be

Having a goal that truly excites you is the first step to setting up an exercise program. You may want to be 10 pounds lighter by the next school reunion or you may want to compare your athletic skills with what you could do in school. You have to have a goal that makes you really want to take the next step.

Once you have your personal goal in mind, come up with a reasonable timeline in which to achieve the goal.

For an exercise program, think about what you enjoy doing. If you like to be outside, you can ride a bike, hike, walk, or play tennis. The possibilities are endless. If you prefer to be inside, join a gym with a friend who can work out on the same days and at the same time that you do.

Regardless of the outcome, when we exercise more, our hearts and minds are happier.

OUR CHRISTMAS HOMES



Quote of the Month

“For success, attitude is equally as important as ability”

HARRY F. BANKS