

THE CENTRAL POINT

COMMUNITY IN FOCUS

4th of July Cleanup on July 5th

Each Independence Day many residents have wonderful street celebrations. It is one of the great things about living in Hidden Grove/Green Valley. Our streets fill up with neighbors, families and friends who light fireworks, eat hotdogs and enjoy each other's company.

July 5th is often a day where residents are out in the street in front of their home wielding a push broom in order to clean up from the prior evening's festivities. We're sure everyone appreciates having clean streets after such a fun celebration.

This is just a friendly reminder to all residents to please clean up their streets so they aren't littered with fire crackers, paper plates or other refuse from the 4th of July celebrations.

Curb Appeal Checklist

The curb appeal of our community depends on each resident maintaining their property as completely as possible. For those who keep their homes and yards well maintained, the association thanks you for your efforts and good examples. We encourage all residents to pay particular attention to the following maintenance items.

- **Exterior Paint:** Paint is a quick and easy

way to keep your property looking fresh, new and clean. It will also protect against corrosion and weathering.

- **Landscaping:** Landscaping is vital to our community's curb appeal. Please keep shrubs properly pruned and flowers well-tended. Keep yards free of leaves, weeds, dead branches and grass clippings.

- **Driveways and sidewalks:** Please repair cracks, pitted or flaking surfaces and other concrete problems. Remove weeds from sidewalk joints and debris from driveways and sidewalks. Do not use driveways for storage or auto repairs.

- **Gutters and downspouts:** Please keep them cleaned out to prevent overflowing and flooding.

- **Porches:** Please replace worn or damaged fixtures, check fittings for stability and paint all items at least bi-annually.

Thanks for keeping our community looking sharp.



CC&R's Corner

Neighbor to Neighbor Disputes and Mediation

Did you know that the HOA cannot become involved with or provide legal advice regarding private disputes between neighbors? There is there not a mediation process set up with our CC&R's or By-laws.

In the past when neighbors have gotten into disputes, our attorney has advised the HOA to not take sides or play judge. He has suggested that the parties participate in a mediation program in order to reach some sort of agreement.

Mediation is an affordable, voluntary process where people in conflict work with a specially trained mediator to discuss concerns and, when possible, reach a voluntary agreement. Mediation is generally very successful in assisting people achieve agreements.

Mediation Works is the nearest mediation program, and their phone number is 541-770-2468.

POINT ON ASSOCIATION BUSINESS

Why Do We Have Rules?

Every association—including ours—has a few rules we all need to know about: For instance, are we allowed to park campers or commercial trucks in our driveways or on our streets? What are the limitations on the size and number of pets we may keep in our homes? And what choices—color, styles, landscaping—do we have regarding the décor of our homes' exteriors?

Our association's rules were formulated to preserve the appearance of the community, protect the value of our common property and our individual homes, and make our neighborhood more harmonious for everyone. It is important that we all know the rules, do our best to abide by them and understand what the consequences can be for not complying. To keep up to date on what the rules are, look for a list of association rules on the community website or ask the manager to email you a copy of our governing documents.

Rules also need to be updated periodically. If you believe a rule is obsolete or needs to be amended or updated, contact the manager or a member of the association board to find out how to propose a modification or revision.

What Gives the Association the Right to Tell Me What to Do?

In a nutshell: the association declaration and state law.

Community associations have a governmental component. Like a city or county government, a community association has a charter—called the declarations. The declarations encompass bylaws, covenants and other documents that give community associations their legal foundation.

These governing documents obligate the association to preserve and protect the assets of the community. To enable the board to meet this obligation, association governing documents

also empower the board to make rules and define the process for adopting and enforcing them—within limits. Governing documents also establish parameters for the nature and type of rules the board can make.

State law gives associations the authority to make rules. These are called common interest community statutes, and they apply to homeowners associations.

Remember, however, that the board can't make or enforce any rule that is contrary to the governing documents, local ordinances, state law or federal regulations. Remember also that the board makes rules on behalf all of us to protect our investment in our homes.

Next Board Meeting

The board of directors meets for their 3rd quarterly meeting on Wednesday, July 15 at 6:00pm in the clubhouse.

POINT ON THE COMMUNITY

Summertime Energy Conservation Tips

Summer can quickly become an expensive season. Being mindful of energy conservation can help reduce electricity bills and carbon footprints. The following suggestions help increase energy conservation efforts and beat the heat without breaking the bank.

Cook dinner outside. Save electricity by using a charcoal or gas grill to cook your favorite summertime meals.

Open the windows. Instead of cranking the air conditioning on summer evenings, opt for fresh air. Invest in an inexpensive electric fan to circulate the air.

Light candles. Long summer days offer more daylight. Consider turning off the lights and using candles instead or as a supplement. Be sure not to leave burning candles unattended, especially around pets and children.

Modify the AC when you're not home. Adjusting the thermostat—even by a few degrees—when you're not home can conserve a significant amount of electricity.

Turn off the electronics. Power down the television and computer and spend time with friends and family outdoors. Splash around in our pool or have a potluck barbeque in your backyard.

Take a walk. If possible, choose to walk to the mailboxes or clubhouse pool. Early mornings and evenings are prime times for a stroll.

Take a cool shower or bath. For a refreshing alternative to a hot shower, reduce your hot water heater usage by bathing in cooler water a few times a week.

Limit water consumption. Water the lawn every other day at off-peak times.

POINT ON THE ROGUE VALLEY

Southern Oregon Kite Festival Wizards of Wind

BROOKINGS, OREGON – The skies over the kite field at the Port of Brookings-Harbor will be painted with color at the 23rd Annual Southern Oregon Kite Festival, July 18th and 19th.

This free event is one of the most unique kite festivals in the country. Many nationally and internationally renowned kite fliers and kite makers come to the community of Brookings-Harbor to perform with their colorful collection of kites. They entertain the spectators with their awe-inspiring routines choreographed to music.

Unlike at a typical kite festival, the kite fliers enjoy interacting with the crowds and can often be seen walking around the perimeter of the kite field displaying their kites up close to spectators – letting them inspect and sometimes even fly the kites.

Attendees are encouraged to park next to the Chamber of Commerce building at the Port and take the free shuttle to the kite field.

The Southern Oregon Kite Festival is free and fun for everyone. For additional information go to www.southernoregonkitefestival.com

POINT ON THE GOOD HEALTH

Learn To Live In the Present Moment

To a large degree, the measure of our peace of mind is determined by how much we are able to live in the present moment. Irrespective of what happened yesterday or last year, and what may or may not happen tomorrow, the present moment is where we are – always.

Without question, many of us have mastered the neurotic art of spending much of our lives worrying about a variety of things. We allow past problems and future concerns to dominate our present moments, so much so that we end up anxious, frustrated, depressed, and hopeless.

On the flip side, we also postpone our gratification, our stated priorities, and our happiness, often convincing ourselves that “someday” will be better than today.

When our attention is in the present moment, we push fear from our minds. Fear is the concern over events that might happen in the future.

To combat fear, the best strategy is to learn to bring your attention back to the present. Mark Twain said, “I have been through some terrible things in my life, some of which actually happened.”

July Calendar of Events

- 07/02 – Street Sweeping
- 07/02 – Full Moon
- 07/03 – Office closed in observance of Independence Day
- 07/04 – Independence Day
- 07/10 – Minions in Theaters
- 07/16 – Street Sweeping
- 07/27-07/31 – Clubhouse Office Closed
- 07/30 – Street Sweeping
- 07/31 – Full Moon (Blue Moon)



Lunch is served from
11:45-12:30 at

C.P.E.
Robert Pfaff Park
Don Jones Park

Join School
District 6 for sun,
fun and a picnic in
the park where
lunch is covered.

Lunch is available
at NO cost to all
kids 1-18.

Adult meals are
available for \$3.25