

# THE CENTRAL POINT

## COMMUNITY IN FOCUS

### Please Think Before Parking

So, you are on your way home driving up your street. You pull across the road, and, driving the wrong direction, you park along the sidewalk. Or perhaps you live near one of our corners with large turn around areas, and to save time you park head first. Although our streets are privately owned by the Association, technically both of these methods of parking are in violation of city code. Also, when residents and guests park according to their own whims, it makes our neighborhood unattractive. You guessed it; unattractive streets negatively affect property values.

We wanted to take a moment to remind residents to think before they park.

As with most vehicle code violations there are reasons for their existence. The reasons are for both aesthetics and 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 lights, poses a greater hazard.

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

**City municipal code:** A. 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, 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 upon the pavement where such head-in parking is indicated.

### House Paint Survey to Begin this Month

Beginning this month, Carrie and Suzanne will begin canvassing the neighborhood to survey which homes may need exterior paint. They will also be surveying the sidewalks and alerting residents if their concrete needs repair.

If your home is deemed to be in need of paint or if your sidewalk is in need of repair, you will receive a letter from the office.

The Board acknowledges that projects such as house painting and concrete repair can be expensive, so the timeline has been extended to 6 months. Please contact the office with questions or concerns.

*Remember: if you wish to change the color of your exterior paint, contact the office for*

*approval.*

### CC&R' Corner – The Most Common Violations

In reviewing our records for non-Compliance fines, several factors came to light. Fortunately, we issue many more reminders than fines. This means that most of our residents are eager to stay in compliance with our CC&R's. The board thanks all residents for keeping our neighborhood looking nice and keeping it a place where we enjoy a high quality of life.

The most common non-compliance assessment was for carport clutter. Of all the fines assessed over the past 5 years, 19% of them have been for carports. At 18%, yard care came in a close 2<sup>nd</sup>. Garbage cans left out came in 3<sup>rd</sup> at 16%, and lights out accounted for 15% of fines. Rounding out the list were barking dogs at 14% and unapproved vehicles at 8%. Miscellaneous other violations including homes in need of maintenance accounted for 10%.

The good news is that no resident needs to have a non-compliance fine. It is not the goal of the board of directors or the office to assess fines for compliance issues. We think a perfect world would be one in which no fines would be issued and residents complied with the CC&R's. Our neighborhood would look and feel so much better for it!

## POINT ON ASSOCIATION BUSINESS

### How the Association Protects Your Money

Most of us write our monthly checks for our HOA dues, but never really think about what the Association is doing to keep that money safe. Our association follows several hard-and-fast rules to protect our money.

We keep cash transactions to a minimum. In fact, we never make a payment to a vendor in cash. Instead, we always write a check or make use our bank's bill pay service so there is a paper trail.

All expenditures must be approved by a board member. Expenditures totaling \$500.00-\$5,000.00 must be voted upon and approved by a majority of the Board of Directors.

We separate responsibilities. The person who

cuts the check is someone other than the person who approves the expenditure and signs the check. We have a bookkeeper, someone other than the person who approves expenditures or who writes the checks. The bookkeeper is responsible for recording transactions and balancing and reconciling bank statements monthly.

We don't co-mingle funds, such as operating accounts and reserves.

We also take additional safeguards. For example, we only accept checks made payable to the association. We deposit incoming checks regularly. All Association checks are securely locked up at all times. They are numbered, and each outgoing check is listed on the check register.

We make sure the association has adequate

insurance coverage for embezzlement or fraud.

Finally, when a new staff member is hired or a new board member is elected, we check each person's background and credentials thoroughly. The bank is notified immediately when authorization for writing checks changes.

**Next Board Meeting April 28<sup>th</sup> at 7:00pm in the clubhouse**



### POINT ON THE COMMUNITY

#### Tips for Saving on Homeowners and Renters Insurance

Whether you own or rent your home, insurance is essential to protect your property and household goods. Comparison shopping for the best rates will certainly save you some money, but you also can save by following these tips:

Choose a higher deductible—increasing your deductible by just a few hundred dollars can make a big difference in your insurance premium.

Ask your insurance agent about discounts. Dead bolts, smoke and carbon monoxide detectors, security systems, storm shutters and fire-retardant roofing material are just some of the home safety features that can often lower your rate. You also may be able to get a lower premium if you are a long-term customer or if you bundle other coverage, such as auto insurance, with your provider. Some companies also offer senior discounts for customers who are older than 55 years.

If you're a renter, your landlord does not carry insurance on your personal belongings. Purchase a separate renters' policy to be sure your personal property is covered.

### POINT ON THE ROGUE VALLEY

Rogue Valley Grower's Market

#### 2014 season begins in March

Spring and summer are nearly here, and so is the Rogue Valley Grower's Market. The Ashland market will be open Tuesdays beginning March 11<sup>th</sup>, and the Medford market will be open Thursdays beginning March 13<sup>th</sup>. The Saturday markets will not begin until May.

Items that will be available during the early days of the Grower's market include the finest in locally grown produce, vegetable starts, flowers and perennials, along with specialty foods, cheese, meats, baked goods, pasta, coffee, tea, beer, wine and hand-made arts and crafts.

Everything produced at the market is as local as it can be. The market is limited to growers, producers and crafters within Jackson, Josephine, and Siskiyou counties. Not all products found at the market are organic. It is up to individual vendors how they wish to grow/produce/source their products. Be sure to ask individual vendors what their production methods are, and why they have chosen them.

Our community is fortunate to have the Rogue Valley Grower's Market. If you haven't shopped there before, consider the many advantages of patronizing our local merchants.

### POINT ON GOOD HEALTH

#### Easy Ways To Improve Your Nutrition Starting Today

Good nutrition is an important aspect of living a happy and healthy life. It provides your body the various nutrients necessary for energy, rest and a sharp mind. There are many simple ways to incorporate good nutrition into your lifestyle to help you maintain a high level of activity.

Protein is a crucial part of your diet and many people don't consume enough. The best form of protein is lean, red meat, like steak. Chicken and pork are also good sources. Protein makes you feel full and aids the growth of muscle in your body, making it one of the most important nutrients to consume during any diet.

When you make a salad be sure that the majority of your salad is leafy greens and foods like celery and mushrooms. These types of foods contain nothing but vitamins and water. You can eat as much of them as you want and not worry about any added fat or calories.

Foods that have been processed to oblivion are not healthy and are not good for you to eat. You should eat foods in their simplest form such as raw broccoli, bananas and rice that has not been overly processed.

It is easy to integrate good nutrition into your daily meals, ensuring that you have the vitamins and minerals your body craves. Take care of yourself today and in the years to come by making nutritious consumption a regular part of your routine. You deserve the best nutrition every day so you can obtain wellness for yourself.

#### March Calendar of Events

- 03/02 – Academy Awards
- 03/05 – Ash Wednesday
- 03/07 – Mr. Peabody and Sherman in theaters
- 03/07 & 03/08 – Monster Truck Show at the Jackson County Expo
- 03/09 – Daylight Saving Time begins
- 03/13 – Street Sweeping**
- 03/17 – St. Patrick's Day
- 03/20 – First Day of Spring
- 03/27 – Street Sweeping**

MARCH 2014						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
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2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					
APRIL 2014						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
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MAY 2014						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
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### CLUBHOUSE RESERVATION CALENDAR

