



# THE CENTRAL POINT

## COMMUNITY IN FOCUS

### Many, Many Thanks!

The board wishes to thank EVERYONE for their efforts getting the parking in our community into compliance with city code. It is wonderful to drive the streets and see all the cars parked facing with the general direction of traffic, and to have an adequate turning ratio in our cul-de-sacs.

These small changes have worked wonders in improving the appearance of our streets and neighborhood.

### Changes to the Clubhouse Reservation Policy

Due to the popularity of our clubhouse and in effort to be fair to all our residents, we are no longer allowing “tentative” reservations of the clubhouse. Effective immediately, if a resident reserves the clubhouse, we shall hold their reservation for 2 days. In order to continue to hold that reservation, we request that residents sign the agreement and bring

the \$100.00 deposit to the clubhouse. If we do not hear anything from the resident, we will go ahead and free up that day for other residents. We are also requesting that all clubhouse rental fees be paid 30 days in advance. Any reservations cancelled within 30 days of the reservation date, will forfeit the reservation fee.

We apologize for any inconvenience; however we have made this decision so that the clubhouse is available for all residents who wish to use it.

### Storage Unit #9

We will be cutting the lock on Storage Unit #9 and disposing of the items in the unit on March 15th. There does not appear to be any agreement for the use of storage Unit #9, and no payments have been made on the unit in at least 3 years.

If you are storing your belongings in the unit based on an agreement made with prior

board members, or with the prior managers, please contact the office at once.

It is not the intention of the Association to dispose of anyone's belongings, however we do require that residents using the storage units sign an agreement and pay the same fees as everyone else.

### CC&R's Corner Unattended Toys

With the weather getting warmer and with our children playing outside more, we wanted to take this opportunity to remind everyone that our CC&R's state that: street, sidewalks, driveway, carports, porches and decks will be kept clean and free from unattended toys at all times. This includes bicycles and scooters. We understand that children leave their toys out every now and then, however we would like to remind all residents to keep these items put away they need to be in the garage, storage shed or behind the fence.

## POINT ON ASSOCIATION BUSINESS

### What Is a Reserve Study and How Much We Should Have In Our Reserve Fund?

In determining how much we should be paying in maintenance assessments each month, our Board of Directors must estimate how much our association is going to spend for operating expenses along with how much it must save for future repairs and replacement of common area assets (reserves). However, in order to know how much to set aside for those repairs/replacement the board needs to know approximately when those repairs/replacements are going to be needed.

A reserve study identifies the major components which the association is obligated to repair, replace, restore, or maintain. Examples include our streets, sidewalks, clubhouse building, pool, tennis courts, playground, storage units. In addition, a reserve study provides estimates

for each component's remaining life, cost of maintenance and/or replacement and the annual dollar contribution required to perform the work.

A reserve study helps to provide that information to the Board. The results of the reserve study play an important role in determining how much of our monthly assessment will be used to fund the reserve account. The reserve study will provide the board with guidance on how to keep our association's physical assets from deteriorating faster than our financial assets increase.

Certain expensive common elements must be replaced every 10, 15, or 20 years.

Part of preparing the budget includes calculating how much money the association must set aside each year so we have the needed funds when various association amenities need to be replaced. To make sure we estimate as accurately as possible, we

extensively review the reserve study.

Our Board considers the findings of the reserve study when they set our community's operating budget for the upcoming fiscal year. The reserve study is a valuable tool that our Board uses in order to ensure that our association has the funds available to properly maintain and replace our common area assets when needed.

Since the community's physical assets are constantly decaying, considering and reviewing the reserve study will help the board protect those assets and keep the community looking its best at all times—and that helps protect our property values!

### Next Meeting of the Board of Directors

The next board meeting will be held Wednesday, April 15<sup>th</sup> at 6:00pm in the clubhouse.

March  
2015

# HIDDEN GROVE & GREEN VALLEY

## COMMUNITY AND NEIGHBORHOOD

### POINT ON THE COMMUNITY

#### Community Gardens

Central Point has two locations to rent plots for your spring/summer garden. The Central Point Community Gardens are located at Hanley Farm and Don Jones Park.

The Hanley Farm location has rustic farm-like plots that are 10'x20' and run \$30 for the entire season.

The Don Jones Garden has two different sized plots the smaller at 10'x10' and the larger 10'x20'. They are \$25 for the smaller and \$50 for the larger. The plots are raised beds with city water included.

Call Central Point Parks and Recreation for more details or a rental application. 541-664-3321 ext 232 or 263. Plots have been known to fill up, so if you are interested in renting a plot, call right away.

### POINT ON THE ROGUE VALLEY

#### Rogue Valley Food & Wine Classic

The Rogue Valley Association of REALTORS is proudly hosting the 5th Annual Rogue Valley Food & Wine Classic on Thursday, March 19, 2015 from 5:30 - 8:30 p.m. at the Inn at the Commons in Medford. This is a community event to promote affordable home ownership in the Rogue Valley.

The event is a evening of food, spirits, and live music by the Rogue Suspects. The event will showcase food and spirits from 32 local purveyors and include both a live

and silent auction.

Over the last 4 years this event has generated over \$73,000.00 and those funds are now being used in our community to provide home purchasing assistance to families at or below the median income level.

Tickets are \$35.00 each. Each ticket includes one commemorative wine glass. If you have questions regarding this event please contact Jamie at the Rogue Valley Association of REALTORS by phone at 541-770-7060 or by email at [jamie@roguevalleyrealtors.org](mailto:jamie@roguevalleyrealtors.org).

### POINT ON THE GOOD HEALTH

#### "Bite into a Healthy Lifestyle" During National Nutrition Month®

Snacks can be a fun and valuable part of a person's healthful eating plan – but they can also add unneeded calories, sugar, sodium and fat. During National Nutrition Month®, the Academy of Nutrition and Dietetics offers smart snacking ideas that help everyone "Bite into a Healthy Lifestyle."

"If you choose carefully, and plan ahead, sensible snacks can be part of any healthful eating plan," says registered dietitian nutritionist and Academy Spokesperson Isabel Maples. "Snacks can prevent overeating at mealtimes and throughout the day. For children and adults alike, snacks can supply foods and nutrients that we might miss in meals. Snacks especially offer a great way to eat more fruits,

vegetables, whole-grains and low-fat dairy."

Plan your snacks. "Keep a variety of tasty, nutrient-rich, ready-to-eat foods nearby, for when you need a bite to take the edge off hunger. Then, you won't be so tempted by less-healthy options from vending machines, convenience stores or the contents of your own kitchen." Snack ideas include fresh fruit, air-popped popcorn, whole-wheat crackers, dried fruit and nut mixes, almonds and fat-free yogurt.

Make snack calories count. "Snack on foods that fill the nutrient gaps in your day's eating plan. Think of snacks as mini-meals to help you eat more fruits, vegetables, whole grains and low-fat dairy – foods we often don't eat enough."

Go easy on high-calorie snacks such as chips, candy and soft drinks.

Snack when you're hungry – not because you're bored, stressed or frustrated. "Exercise can actually be a great way to feed those emotional urges."

Snack on sensible portions. "Choose single-serve containers, or put a small helping in a bowl rather than eating directly from the package."

Quench your thirst. "Water, low-fat or fat-free milk and 100-percent juice are just a few options. Flavored waters might be high in added sugars, so check the label."

Making the right food and nutrition choices is a necessary part of biting into a healthy lifestyle. A registered dietitian nutritionist can help. To learn more and to find an RDN in your area visit [eatright.org](http://eatright.org).

### March Calendar of Events

- 03/08 – Daylight Saving Time Begins
- 03/09 – NO SCHOOL for School District 6
- 03/12 – Street Sweeping
- 03/17 – St. Patrick's Day
- 03/18-03/27 – NO SCHOOL for School District 6
- 03/20 – First Day of Spring
- 03/26 – Street Sweeping
- 03/29 – Palm Sunday

### JOIN THE HG/GV BOARD OF DIRECTORS

You can  
make a  
difference.

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.