

# THE CENTRAL POINT

## COMMUNITY IN FOCUS

### Board Passes \$5.00 Increase in HOA Dues

Following the two finance meetings, and after much discussion at April's board meeting, the board of directors has passed a motion increasing the HOA dues \$5.00 to a total of \$70.00. This increase will be effective June 1, 2015.

In February, the board held two finance meetings in order to review the 2015 budget and to conduct a reserve study. A reserve study assists the board in anticipating and preparing for the MAJOR common area repair and replacement needs of the association. As things tend to decay, reserve expenses are inevitable. Having a healthy reserve account reduces the chance of needing to do special assessments.

According to the reserve study and adjusted for inflation, our Homeowner's Association will have approximately \$925,000.00 in future replacement costs for our common components over the next 20 years. Some of these costs include \$480,000 for resurfacing the streets and bringing them into ADA compliance as required by law, \$150,000.00 for replacing the fencing around the common areas and \$123,000.00

for clubhouse items. A copy of the anticipated expenses is available in the clubhouse office.

For several years our reserve account was not properly funded, as it was the decision of previous boards of directors to not adhere to the recommendations of their reserve study.

**The good news:** Due to aggressive efforts of the board to fund the reserve account during the last 3 years, our reserve account is currently 70% funded. Percent funded refers to the current reserve cash level in relation to the current deteriorated value of our components. According to industry standards, 70%-100% is considered "strong." It was not until the board performed this reserve study that they had an idea of what replacements/repairs to expect and when.

Our Homeowner's Association dues have not changed since 2008, when the HOA began charging separately for individual water usage. Prior to that, our dues were \$75, \$85 and \$88.50.

The current Board has done their best to trim every aspect of the association budget. From their height in past years, costs have gone down in three main areas:

1. Administrative costs (manager and staff wages) have gone down by 25%

2. Professional fees (attorney, accountant and bookkeeper) have gone down by 62%

3. Clubhouse/office expenses have gone down by more than 50%

After all these budget reductions, the board feels comfortable that they have done all they can do to reduce costs, and that the \$5.00 increase in is a necessary step to help keep our financial situation strong.

Having a financially strong association keeps our housing values up. Most experts agree that it is difficult to sell a home with a special assessment attached to it or a home in a neighborhood with decaying, unkempt components.

### CC&R's Corner

#### Weeds, Weeds, Weeds

Remember the CC&R's are clear on landscaping maintenance. The CC&R's state: Trees and lawns and yard areas must be watered and lawns must be mowed, edged and kept free of weeds. This includes the strip next to your driveway and along the sidewalks.

## POINT ON ASSOCIATION BUSINESS

### The Board of Directors Met on April 15 for Quarterly Meeting

The 1<sup>st</sup> quarter meeting of the board began with the appointment of Ben Glenn to the board as member at large. Welcome Ben! Ben has owned a home in Hidden Grove/Green Valley since 2009, and the board looks forward to working with him to make our neighborhood an even better place to live.

The city of Central Point is still working on the documents necessary to transfer our storm drain system over to the city. Once the documents are complete, we will proceed with the transfer.

The board discussed the findings of the finance meetings, and motion was made, 2nd and carried to raise the HOA dues by \$5.00/month

beginning June 1, 2015.

The board discussed the city's possible expansion of Gebhard Road and the fact that the Green Valley entrance may become the main entrance to the subdivision. Once the city decides when and how they will expand Gebhard Road, it may be necessary to work on the Green Valley entrance.

The board also discussed wanting to keep improving the Hidden Grove Park to make it better and more fun for the children of the neighborhood. There was discussion regarding installing swings, horseshoe pits, and tetherballs.

The 2nd quarter financials were approved as presented.

The board decided that residents who have tennis court keys should sign an

acknowledgement of rules in order to preserve the tennis courts.

The board passed that from this point forward, renters in the subdivision who wish to rent an RV parking space or a storage unit will need to have the agreement signed by the landlord (homeowner and/or property manager). All bills for the RV parking and Storage will be added to the bill for homeowner's dues.

The board also discussed parking problems within the subdivision. Parking is a constant and universal problem, and the board agreed to keep looking for solutions and welcomes any input from residents.

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**Next meeting of the board of directors will be Wednesday, July 15, 2015 at 6:00pm in the clubhouse.**

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### POINT ON THE COMMUNITY

#### Grass Volleyball Court Installed Behind the Tennis Courts

Now residents and guests can enjoy themselves at the new grass volleyball court at the clubhouse. Volleyball is a great sport that can be enjoyed by people of all ages and skill levels.

Aside from the pure enjoyment of the game, residents can significantly improve their health and quality of life by playing volleyball. A great activity for burning calories, volleyball is also great for toning and strengthening muscles while improving hand-eye coordination, reflexes and balance. It also teaches teamwork and communication and is a great social activity.

So grab a few friends, head to the clubhouse and have some fun while enjoying the many benefits of volleyball.

### POINT ON THE ROGUE VALLEY

#### Art Blooms in Downtown Medford Once Again this Mother's Day Weekend

On Mother's Day weekend, May 9<sup>th</sup> and 10<sup>th</sup>, downtown Medford will host the 15<sup>th</sup> annual Art in Bloom Festival.

Art in Bloom is a spectacular springtime festival showcasing artists from around the West Coast.

This event has something for the entire family.

Nature Joe will entertain the kids with his reptiles and animals. Annie the clown presents interactive puppet theater and will be brightening up kids' faces with her face paintings. Hope Ranch will be helping kids plant a flower for mom on her special day. They will also have a full petting zoo with baby ducks, goats and a pony the kids can brush.

Jamie Bryn will be creating a chalk art display throughout the event. Check in often to see the progress and watch the picture come to life.

Art education is one of the chief goals of Art in Bloom. Over the years the non-profit organization has funded art projects and awards for several area students.

Visit the information booth in Vogel Plaza to receive a map of the event and entertainment lineup for the weekend.

### POINT ON THE GOOD HEALTH

#### Pets May Be Good For You

Not all medicine comes from your drugstore. Sometimes it is sitting in your local pound, complete with floppy ears and a fuzzy tail.

The health benefits of pets are gaining increasing attention. Those who share their life and love with a pet are rewarded emotionally and physically.

Many of us know about dogs that are

trained to help people with various disabilities. Even ordinary pets, however, can benefit people. Caring about and providing for a living creature brings a sense of purpose to our lives.

Pets have also been credited with reducing stress, lowering blood pressure, improving recovery from heart attacks, and decreasing doctor visits of older adults. Researchers suggest that pets may bring humor into our lives and offer companionship and affection.

#### Please Pick Up After Your Pet

Although pets are great for our physical and emotional health, it is important to remember to pick up after those pets.

Besides being unsightly and smelly, animal waste can be hazardous to the health of our children who play in the community as well as to other pets. One of the most common forms of disease transmission between dogs is through fecal matter.

Immediately clean up after your pet. Take a baggie with you to pick up waste and then dispose of it properly. The association has pet waste stations with baggies in the Green Valley park and by the mail boxes at the clubhouse.

By taking a few simple steps to clean up after your pet, you can contribute not only to the beautification of our community, but also towards the elimination of one of the most irritating nuisances in our community. Thank you for your cooperation!

### May Calendar of Events

05/07 – Street Sweeping

05/10 – Mother's Day

05/13 – Kindergarten Round Up at Jewett Elementary

05/15 – Pitch Perfect 2 in theaters

05/21 – Street Sweeping

05/22 – **Pool Opening** (Keep your eyes open for any signs of the pool opening early)

05/22 – Tomorrowland in theaters

05/25 – Memorial Day (office closed)

05/29 – San Andreas in theaters

Happy  
Mother's  
Day!

