

THE

Hidden Grove & Green Valley

November 2016

CENTRAL POINT

"Our mission is to provide for the safety of our residents, maintain the common property and protect our home values."

Point on Association and Business



Street sweeping

Our trees are in full autumnal color, and eventually those leaves must fall. Our association is lucky that we are on the city's street sweeping schedule. Having the streets swept keeps our neighborhood looking nice.



Please note that the city sweeps our streets on the 3rd Thursday of each month. Their schedule is always posted on our calendar of events. If possible, please try to get your vehicles off the street so the sweeper can get all those pesky leaves picked up.

Saving Energy During the Winter Months

From Pacific Power's "Welcome to Wattsmart" flyer:

The days are growing shorter, the temperatures are cooling down. Simple changes in your electricity use can keep your bills lower now and when winter comes knocking. You can also learn more about services and cash incentives from Energy Trust of Oregon and Pacific Power at www.bewattsmart.com.

Heating

Set your thermostat to 68 degrees and lower the temperature at night and while you're away from home. Install a programmable or smart thermostat to make changes automatically. To help your furnace work more efficiently, clean or replace filters every month.

Did you know? Heating and cooling can account for more than half of your home's energy consumption, but you could be losing as much as 30 percent of that energy through leaking and uninsulated ducts.

Water Heating

Set your water heater to 120 degrees. Don't forget to turn power off at the circuit breaker before changing the temperature. Use cold water settings on your clothes washer. Use energy-efficient showerheads and faucet aerators. They reduce the amount of water by up to 50 percent with almost no noticeable difference in pressure.

Did you know? Water heating can account for as much as 20-30 percent of a home's total energy costs.

Lighting

Use ENERGY STAR® qualified light bulbs. For the greatest savings, choose LED bulbs, which use less energy and last longer than CFLs. To find the right ENERGY STAR bulb for your fixtures, use Energy Trust's interactive lighting tool at www.energytrust.org/lightbulb

Did you know? LED light bulbs last up to 25 years, are more durable and offer comparable or better light quality than traditional bulbs.

Community Associations: Three Realities You Can't Escape

All community associations have three things in common.

Membership is mandatory. Buying a home in a community association automatically makes you an association member—by law.

Governing documents are binding. Association governing documents can be compared to contracts. They specify the owners' obligations (following the rules, paying assessments) and the association's obligations (maintaining common areas, preserving home values).

There may be legal consequences if you fail to pay assessments. Associations have a legal right to place a lien on your property if you don't pay assessments.

But take heart, associations also have three realities they can't escape. Associations have an obligation to provide three broad categories of service to residents.

Community services. These can include maintaining community property such as our parks, tennis courts and basketball courts as well as keeping our pool in working order.

Governance services. For example, establishing and maintaining design review standards, enforcing rules and recruiting new volunteer leaders.

Business services. Our Board of Directors seeks competitive bids for maintenance work, invests reserve funds responsibly and develops long-range plans to benefit our association.

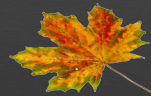
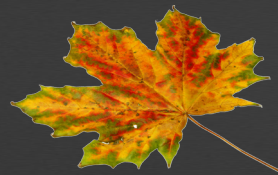
By delivering these services fairly and effectively, community associations not only protect and enhance the value of individual homes, but they provide owners an opportunity to participate in decisions affecting their community and quality of life. If you would like to participate in our association, please think about attending Board of Directors meetings and have your voice heard.

Next meeting of the Board of Directors is November 16th at 6:00pm in the clubhouse.

The Board of Directors encourages all residents to attend Board meetings. One of the items on the agenda will be considerations for the 2017 budget. Come introduce yourself to the Board, the Manager and your neighbors and find a wealth of information about our community!

CC&Rs Corner Sprinklers

Did you know that the CC&Rs require that residents turn off and drain their sprinklers from **November 1 through April 30**? Please make sure that your sprinklers are turned off. This will help save you money as well as keep the sidewalks dry and free from ice as the weather turns colder.



Thanksgiving Safety

The kitchen is the heart of the home, especially at Thanksgiving. Kids love to be involved in holiday preparations. Safety in the kitchen is important, especially on Thanksgiving Day when there is a lot of activity and people at home.

- » Stay in the kitchen when you are cooking on the stovetop so you can keep an eye on the food.
- » Stay in the home when cooking your turkey and check on it frequently.
- » Keep children away from the stove. The stove will be hot and kids should stay 3 feet away.
- » Make sure kids stay away from hot food and liquids. The steam or splash from vegetables, gravy or coffee could cause serious burns.
- » Keep the floor clear so you don't trip over kids, toys, pocketbooks or bags.
- » Keep knives out of the reach of children.
- » Be sure electric cords from an electric knife, coffee maker, plate warmer or mixer are not dangling off the counter within easy reach of a child.
- » Keep matches and utility lighters out of the reach of children — up high in a locked cabinet.
- » Never leave children alone in room with a lit candle.
- » Make sure your smoke alarms are working. Test them by pushing the test button.



Did you know?



Thanksgiving is the leading day of the year for home fires involving cooking equipment.

Have activities that keep **kids out of the kitchen** during this busy time. Games, puzzles or books can keep them busy. Kids can get involved in Thanksgiving preparations with recipes that can be done **outside** the kitchen.

Holiday Information

Winter Pet Safety

We love our pets, so keeping them safe in the wintertime should be a top priority. See below for some friendly reminders detailing how you can ensure your pet stays warm, happy and out of harm's way even on the dreariest of winter days.

Beware of sidewalk salt and de-icer.

Pets' paws are extremely sensitive, so prolonged exposure to sidewalk salt can be problematic. If you walk your dog regularly in areas where sidewalk salt is used during inclement weather, wipe the underside of paws with warm water and a clean towel when you go back inside. Doing so also eliminates risk of ingestion if your pup licks its paws often. Keep an eye on your pet's toe pads for severe dryness, cracking or bleeding.

Bring pets indoors.

Just as in summer months when temperatures reach extreme highs, pets should be brought inside during extreme wintertime lows. This applies for daytime and nighttime temperatures, so check your local weather daily and limit your pup's outside time if the forecast is looking chilly. And remember—if you're uncomfortable with the outside air temperature, chances are your pet is too.

Bundle them up!

When pets do go outside during the cold winter months, those with thinner fur coats may need extra warmth. Your local pet store should have an assortment of extra layers for your dog—even winter boots for pups who need extra paw protection from the cold and ice. Only add layers if your pet can truly benefit. If you're unsure, ask your veterinarian.

Keep your pet active and out of trouble.

During inclement weather when you can't make it outside with your pup, set aside some extra time during the day to make sure they have some exercise—even 15 minutes of playtime helps. Paying attention to your pup keeps them engaged and happy, and ensures no bad behavior caused by boredom.



Christmas Cookies

Do you have a favorite Christmas cookie recipe? Or maybe you have a recipe that has been handed down for generations. If you would like to share your recipe, please forward it to the office and we will post them on our website. A lucky resident may find their recipe featured in our newsletter.



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Hidden Grove/Green Valley
Homeowners Association

Hidden Grove/Green Valley Homeowners Association

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HIDDEN GROVE & GREEN VALLEY

COMMUNITY AND NEIGHBORHOOD BULLETIN BOARD

November Calendar of Events

11/06 – Daylight Savings Time Ends

11/08 – Election Day



11/11 – Veteran's Day (Office Closed)

11/16 – Board Meeting 6:00pm in the Clubhouse

11/17 – Street Sweeping

11/24 – Thanksgiving (Office Closed)

11/25 – Office Closed

11/26 – Civil War (Oregon Ducks at Oregon State Beavers)

Happy
Thanksgiving

Non-Emergency Dispatch

Did you know that there is a number you can dial from anywhere in Jackson County to reach non-emergency dispatch? Please dial 541-776-7206 if you need to reach police, fire or an EMT when the situation does not require dialing 911. Of course, if you have a true emergency, please call 911.



HG/GV is Hiring

We are currently seeking an individual to assist the HOA manager with odd jobs around the neighborhood and to assist with the pool on weekends in the summer. If interested, please stop by the office for more information.



"Gratitude can transform common days into thanksgivings, turn routine jobs into joy, and change ordinary opportunities into blessings."

WILLIAM ARTHUR WARD