

THE Hidden Grove & Green Valley October 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



Protecting Property Values Is What Our Association Is All About

One of the biggest advantages of living in a Homeowners Association is the ability of the Association to preserve, protect and enhance our property values. The value of the properties in Hidden Grove/Green Valley is nearly \$40 million. But, just how does the Board of Directors, by performing its duties, help preserve those values? Often, we think of the Association as a collection of rules and regulations limiting personal freedoms and individuality. However, those same rules and regulations protect, preserve and enhance the investment we have in our home. If you dust off your copy of the CC&Rs (Covenants, Conditions & Restrictions) and re-read them, you will see that the Board of Directors have a pretty precise blueprint on how to protect our investment.

First and foremost, our Association is not just made up of the Board of Directors and a few interested owners. It was established as a corporation in which ALL owners are members. In order to achieve the goal of preserving, protecting and enhancing property values, the CC&Rs had to be established. In those CC&Rs, the Board of Directors is given the authority to establish Rules & Regulations that complement the Association's purpose. When we follow the CC&Rs and the Rules & Regulations, we are doing our duty as members of the Association.

Our Board of Directors is given the charge of overseeing the operations of the Association and to see to it that the CC&Rs and Rules & Regulations are followed by the Association's members. The Board is made up of owners, other members just like you. They volunteer their time and energy to serve the Association because they care about the investment they have in it.

Monthly assessments are necessary to protect and maintain our common areas (clubhouse, pool, streets and open space) and to help provide professional management to assist our community. When owners fail to pay their assessment on time, the Association is unable to meet all of its financial obligations. The result: The degree of property value protection the Association provides is reduced. In other words, even one owner who does not pay their assessment on time can adversely affect how Association business is conducted. When you pay your assessment on time, you are doing part of your duty as a member of the Association.

Finally, the Board of Directors meets on a regular basis in order to make decisions, keep up-to-date on Association business and to hear from other owners in order to make proactive business decisions. As owners, keeping abreast of Association matters and contributing during Open Forum is only good business.

House Painting

It's that time of the year again. At the end of October, the Association will be surveying the neighborhood for homes that need painting. The HOA will be sending painting notices to homeowners whose homes require painting. All homeowners will be given until the end of December, 2017 to complete painting.

REMINDER: IF YOU RECEIVED A PAINTING NOTICE LAST YEAR, YOU HAVE UNTIL 12/31/16 TO COMPLETE YOUR PAINTING.

The Board of Directors has approved color palettes. If you are painting your home, please come to the office to get approval of ALL house colors – even if you are painting your home the same color it has always been painted.

Board of Directors Met on September 21st to Discuss Business

On September 21st, the Board of Directors held their bimonthly meeting in the clubhouse. It was a rather short meeting as things within the Association are running relatively smoothly.

The Board discussed a training that two Board members and the Association Manager attended. The training was helpful on several fronts: meeting protocol, accounting practices and CC&Rs updates/approvals.

The financials of the Association were approved. The Board also approved opening another CD in order to earn more interest on some of the funds held in our reserve account.

Some residents have complained about specific properties not complying with the CC&Rs. The Board agreed unanimously that enforcement of the rules of the Association with resulting citations and fines shall continue until such time as the properties are brought into compliance.

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. Come introduce yourself to the Board, the Manager and your neighbors and find a wealth of information about your community!

CC&Rs Corner

Dogs Running Loose

Did you know that our CC&Rs specifically state that pets must be maintained on a leash when not inside their own lots and are not allowed to roam unattended on streets, Common Areas or other resident's Lots? Please keep your dogs under control and do not allow them to run loose on the HOA streets.





POINT ON THE COMMUNITY

Halloween Tips to Trick or Treat...Safely

Halloween, a favorite holiday of most children, will be here before we know it. As the kids head out to show off their costumes and get bags full of candy, it is important to remember these safety tips.

All that Candy - Insist that your children postpone nibbling on any treats until they return home. To reduce their urge to munch, serve dinner before they head out to trick-or-treat. When your children return home, carefully inspect all treats. Discard any candy or other food items with a torn or missing wrapper. Homemade cookies, sweets, and fruit should only be kept if you know and trust the person who gave them to your child.

Dressing Up - To keep your child from tripping, make sure their costume fits properly. If your youngster insists on wearing a mask, be sure it allows ample room for breathing and seeing. Wigs and hats also can be a problem if not adequately secured. Avoid any costumes with overly long sleeves, scarves, or long belts that could dangle and catch fire in a jack- o'-lantern's candle. Add bright or light touches to your child's costume so that your youngster is more visible to others.

Door to Door and More - Every trick-or-treater should follow these rules: carry a flashlight, do not enter any homes without the permission of your parents, only visit those streets with which you are familiar, stay away from homes or doorways that are dark, keep to sidewalks and crosswalks and avoid cutting across lawns.

Kids on Their Own - If you allow your child to head out with friends without your supervision, the following rules should also apply: an agreed upon route should be followed, and he or she should return home at a time determined in advance. For safety's sake, make sure your youngster has a phone so that he or she can make an emergency phone call if necessary.

Alternatives to Trick or Treating - For many preschoolers or elementary school children, a viable alternative to door to door trick-or-treating is a private Halloween party. Join with neighbors, family, church, or school groups to plan a gathering that includes a costume parade, games, and of course, lots of treats to take home.

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Halloween PET SAFETY TIPS

1. KEEP CANDY AWAY FROM YOUR PET!

Most people know that chocolate is toxic to dogs, but many pet owners forget that other types of candy can prove dangerous as well. Instead of taking an unnecessary risk by feeding your pet candy - offer your pet a treat, such as Bonies or Kitty Kaviar.



2. COMFORTABLE COSTUMES



Costumes can be an unnecessary source of stress and anxiety for pets. Get your pet to love their costume by keeping them relaxed with calming treats and supplements.



3. DANGEROUS DECORATIONS



Jack-o-lanterns and dry ice can make for a fantastically spooky atmosphere - but they can also put your pet in serious danger. Instead- decorate with plush toys and other pet-friendly ornaments.

4. STAY VISIBLE WHILE OUTSIDE

Lights and colors can help ensure that drivers see your pet at night. Use brightly colored costumes, safety vests, or visibility lights to ensure your pet can be seen.



5. KEEP YOUR PET RELAXED

The havoc of Halloween can be stressful on its own. Keeping pets inside can help- but if the noise proves to be too much, consider getting a calming pheromone diffuser to make your pet feel at home despite the noise.

6. USE ID TAGS

Whether outside or indoors, Halloween festivities may scare or startle your pet and cause them to run away. Ordering a GPS tracker or ID tag can help reunite you both if he gets lost amidst the chaos.



7. KEEP CATS INDOORS

With drivers distracted by the festivities and mischief made by cults and vagrants- it's a good idea to keep your cat indoors to avoid potential dangers. There, you can keep your cat's attention with cat nip or a fun scratching post or cat tree.

*We hope that these tips help you keep your pet safe this holiday.
How do you plan to keep your pet safe this Halloween?

EntirelyPets.com® These safety tips brought to you by EntirelyPets Halloween Central.

POINT ON THE GOOD HEALTH

Reduce the Amount of Sugar Your Kids Get this Halloween

Halloween is the time of year when your sweet children can turn into sweet-toothed monsters; that is, when they have too much sugar. That is why it is important to implement strategies to keep them out of the candy jar.

With the prevalence of child obesity and diabetes, it's important to keep your kids on a healthy diet, even during holidays that focus around sweets.

Try to set limits to control how much candy your kids eat in a day. Also, don't leave the candy out in plain view where kids will surely sneak a few pieces. Instead, store the candy in a high cupboard or other place where they won't have such easy access to it.



Here are some more tips for handling the Halloween treats:

- Before kids go trick-or-treating, try to serve a healthy meal so they're not hungry when the candy starts coming in.
- Know how much candy your child has collected and don't store it in his or her bedroom. Having it so handy can be an irresistible temptation for many kids.
- Consider being somewhat lenient about candy eating on Halloween, within reason, and talk about how the rest of the candy will be handled. Candy and snacks shouldn't get in the way of kids eating healthy meals.
- If a child is overweight — or you'd just like to reduce the Halloween stash — consider buying back some or all of the remaining Halloween candy. This acknowledges the candy belongs to the child and provides a treat in the form of a little spending money.
- Be a role model by eating Halloween candy in moderation yourself. To help avoid temptation, buy your candy at the last minute and get rid of any leftovers.
- Encourage your kids to be mindful of the amount of candy and snacks eaten — and to stop before they feel full or sick.



Hidden Grove/Green Valley
Homeowners Association

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HIDDEN GROVE & GREEN VALLEY

BACK
TO SCHOOL

COMMUNITY AND NEIGHBORHOOD BULLETIN BOARD

October Calendar of Events

- 10/01 – International Coffee Day
- 10/02 – Rosh Hashanah Begins at Sundown
- 10/08 – Grow a Pear 5k in Central Point
- 10/10 – Columbus Day (Office Closed)
- 10/11 – Yom Kippur begins at sundown
- 10/20 – Street Sweeping**
- 10/28 – National Chocolate Day
- 10/29 – National Cat Day

10/31 – Halloween



Grow A Pear -Harvest 5k

In keeping with their passion for the community and the Rogue Valley, the City of Central Point decided to celebrate the fruitful Rogue Valley with their very own cheeky harvest 5k run. Let's have some fun while we run!



This 5k is in conjunction with the final Saturday Market and is in celebration of the history of Pear Harvest in the Rogue Valley!

Come join them at Robert Pfaff park for some fun following the run! Food vendors, race awards, various contests, and a market!

Race proceeds go to support The Parks & Recreation Foundation.

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.

WE ARE
HIRING

CAUTION



**SLOW
DOWN**



Be alert this Halloween!
Children are excited and may
move in unpredictable ways.

“October is crisp days and cool nights, a time to curl up around the dancing flames and sink into a good book.”

JOHN SINOR (1930–1996),