



Hidden Grove / Green Valley  
Homeowners Association

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

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## **Accomplishments of 2018**

2018 was another great year for the HGGV HOA! The achievements include:

1. Reserve account grew \$24,678. Transfers to the reserve account totaled \$ 33,000.00 – however the HOA used \$8,322.00 for the emergency expense of replacing the clubhouse siding.  
No funds were transferred in February due to the project to remove the gravel from the playground as well as project to level the steps in front of the clubhouse.
  - In 2017 \$36,000.00 was transferred to account
  - In 2016 \$39,000.00 was transferred to account
  - In 2015 \$31,500.00 was transferred to account
  - In 2014 \$31,500.00 was transferred to account
  - In 2013, \$36,000.00 was transferred to account
  - In 2012, \$ 26,000 was transferred to account
  - In 2011, \$ 9,443 was transferred to account
  - In 2010, \$23,465 was debited from account (crack sealed streets for \$25,806) so, approximately \$2,341 was transferred to account
  - In 2009. \$ 8,303 was transferred to account
2. The Association opened another \$30,000.00 CD. The Association now has 4 CDs which are earning much more interest than our money market. Our 4 CD's:
  - \$106,728.74
  - \$78,421.35
  - \$30,770.74
  - \$30,195.37
3. Another great year for the pool. No vandalism and pool only closed 3 days for chemical imbalance.
4. Mike and Carlena Eddy, who the HOA hired to help with pool season did an awesome job and provided much needed relief to Carrie. They also helped with odd jobs around the Association.
5. The project to remove the gravel from the playground and replace with the playground bark was successfully completed.
6. The HOA also leveled the steps in front of the mailboxes.
7. The Board moved to have our community participate in the Firewise USA® program. The Peninger fire was a rude awakening to our vulnerability to fire that could consume our entire community. Fire District 3 promotes this program and Ashley Blakely is the community advisor that oversees it. Ashley and her team will prepare an action plan and do an assessment of our community that will help us minimize our risks and prepare better to survive a fire. Ashley will identify risky vegetation and fuels around our homes and community that would increase fire risks. The next step will be a community effort to mitigate those risks as best we can. She will also identify communication plans we can participate in and provide us with evacuation routes as well as ideas for go bags and just being mentally prepared to act. The HOA Board recognized some of the confusion and

panic we all felt with the Peninger fire and want to make our community a safer and more durable place to live.

### **Challenges for 2019**

- As always one of the main challenges will be funding the reserve account so that the Board can pay for scheduled repairs and maintenance of common elements along with emergency or unforeseen repairs.
- Control of monthly operating costs and strict adherence to the approved budget. As we continue to follow and adhere to a budget, the Board is more able to accurately predict income and expenses.
- Enforcement of the CC&Rs – always a challenge since we continuously have people moving in and out of the subdivision. It's one of Carrie's main responsibilities and allows her to be in close contact with homeowners to find out what needs to change as well as what needs to be done to ensure all residents comply with our CC&Rs, Rules and Regulations, and Board Resolutions. The main goal is to make our neighborhood a safer and nicer place to live.
- The HOA will always aggressively seek payment of homeowner dues and limit losses to every extent possible.
- This year, the Central Point Police department decided to no longer enforce our parking in our fire lanes. The HOA will need to continue to try to communicate to Lot owners and residents that there shall be no parking in the fire lanes.
- The HOA hopes the Eddys will want to continue as helpers for the pool in the summer of 2019.
- The Board needs to continue work on getting the gutters in the Association repaired.