

# THE CENTRAL POINT

## COMMUNITY IN FOCUS

### Timely Assessment Payment Saves Us All Money

In order to meet its financial obligations, our association depends upon the timely receipt of our monthly assessments from the owners. When our community's budget is approved by the board, it assumes two things: the amount of income will equal the amount of expenses, and that each homeowner will pay his or her assessment in a timely manner. If one or the other fails to happen, we have a cash-flow problem, and it usually results in costing all of us more money in the long run.

Our community depends entirely upon the monthly assessments to pay its bills (insurance, landscapers, water, electricity, gas, management, etc.). Whenever homeowners are delinquent in paying their assessments it creates a cash-flow shortage that may prevent the association from paying its bills in a timely manner. There is no other source of income available to make up for the shortage. If we "borrow" money from the reserves to pay for operating expenses, we are required to pay it back, thus we create even more expenses. Ultimately, when even a few

homeowners fail to pay their assessments on time it ends up costing us all more. That is because since most of our expenses are predetermined, the only way to make up for a cash-flow problem is to increase the amount of money coming in, or in other words, raise our monthly assessment amount.

We can all take part in keeping our community's expenses down, and one of the best ways is to make sure that monthly assessment checks are sent on time.

### Rogue Disposal Leaf Collection

Fall is almost over, and our trees have lost most of their leaves. As a service for customers and at no additional charge, Rogue Disposal is conducting the Central Point leaf pick up on Friday December 14<sup>th</sup>. To participate, just scoop your leaves into heavy-duty plastic bags (30-gallon yard bags work best), tie the bags shut and carry them to your curb. Rogue Disposal is requesting that only leaves be placed in bags and that they weigh no more than 30 lbs. The bags should be placed on the curb the night before or no later than 6:30 am

on the day of leaf pick up.

If you miss the leaf pick up, you can take your leaves and other green waste directly out to the transfer station, and they will take it free of charge. The only stipulation is you must empty the bags, trash cans or containers yourself. If you have any questions about this service you may call Rogue Disposal directly at 541-779-4161.

### Time to Turn off Lawn Sprinklers

Although many of us are nostalgic for those long lazy days of summer, fall is nearly over and winter is nearly here. This means that it is time to make sure that all lawn sprinklers have been turned off. The CC&R's of Hidden Grove/Green Valley require that all lawn sprinklers be turned off from November – April. Not only does grass not need water during the winter months, water that continues to run can freeze on sidewalks creating a dangerous situation for residents and guests.

## POINT ON ASSOCIATION BUSINESS

### About the Hidden Grove/ Green Valley Board of Directors

The board of directors of Hidden Grove/Green Valley consists of 5 residents who dedicate their time and their talents to making Hidden Grove/Green Valley a better place for all of us to live. There is a Board President, Vice President, Treasurer, Secretary, and Member at Large.

Our board of directors is charged with maintaining, preserving and enhancing the common assets of our association. In order to perform those duties our board depends upon the advice and counsel of experts in various fields of community association management including our association manager, bookkeeper, attorney, landscapers, insurance specialists, etc. When making decisions regarding our community, the board is expected to consider all the facts and factors involved in the issue and make the best business decision possible. Sometimes

those decisions may not appear to be in the best interests of all of the owners, however if each owner understood all of the underlying issues that go into making the decision; they would understand that the board's choice of action is usually the most practical and well thought out.

In addition to dealing with insurance, maintenance, financial and contractual decisions, the board must also balance their positions on the board with their role as

homeowners. If assessments are increased that means they are increased for them also. If rules are enacted, that means they have to obey them too. Being a board member does not grant anyone immunity from the responsibilities of living in an association. In fact, serving on the board reflects just how seriously they take that responsibility. Our board members are actually doing "double-duty" for our community: they serve as board member and neighbor.



**POINT ON THE  
COMMUNITY**

**First Annual Community  
Christmas Lights Parade in  
Central Point**

The City of Central Point is happy to present the first annual Community Christmas Lights Parade on December 8<sup>th</sup> in downtown Central Point. The parade will begin at 6:00 pm and will be followed with fun activities at City Hall. Activities will include free crafts, games, photos with Santa & Mrs. Claus, hay rides and the Kiwanis book giveaway. A tree-lighting will take place at 7:00 pm.

Volunteers are needed to help decorate and build the City's parade entries along with helping at the event itself. If you would like to volunteer, please call (541) 664-3321, ext. 265.

**Neighborhood Holiday Lights  
and Decorating Contest**

So that our community can really light up the season, the Hidden Grove/Green Valley Homeowner's Association is putting on the 1<sup>st</sup> Annual Holiday Lights and Decorating Contest this December. All residents are invited to showcase their holiday decorating abilities. The home with the winning display will receive a complimentary rental of the HG/GV clubhouse (normally \$35). So, grab your Santas, reindeer, sleds, wreaths and lights and get set to show off your talent and holiday spirit.

To cast a vote for your choice of the

winning display, please call the office at 541-664-3996 and leave a message. Or you can email your vote to [hggvhoa@clearwire.net](mailto:hggvhoa@clearwire.net). Please cast votes by December 30<sup>th</sup>.

**POINT ON THE  
ROGUE VALLEY**

**Teen and Children's Theater  
Companies Bring Holiday  
Cheer with a Production of  
Miracle on 34<sup>th</sup> Street**

On December 14 and 15, the Collier Center proudly presents the Teen Musical Theater of Oregon (TMTO) and the Children's Music Theater of Oregon (CMTO) production of Miracle on 34<sup>th</sup> Street at the Craterian Theater in downtown Medford. Kris Kringle takes on the cynics among us in this musical adaptation of the popular holiday favorite. A white-bearded gentleman claiming to be the real Santa Claus brings about a genuine miracle on 34<sup>th</sup> Street, spreading a wave of love throughout New York City, fostering camaraderie between Macy's and Gimbel's Department Stores, and convincing a divorced, cynical single mother, her somber daughter and the entire state of New York, that Santa Claus is no myth.

Attending one of these professionally-staged, large-scale and high-energy productions is fun for the whole family. You will be giving these talented children and teens the audience they deserve, and you'll be getting one of the best entertainment values in Southern Oregon.

Tickets are \$18 for Adults and \$9 for Youth (0-18). Please contact the box office at the Collier Center (541-779-3000) for more details.

**POINT ON  
GOOD HEALTH**

**Website Names Recalled  
Products**

Every year in the United States, countless products ranging from power tools to push toys are recalled by manufacturers. In the first half of 2010, major recalls included several million vehicles and 43 over-the-counter children's medicines.

To help consumers stay aware of unsafe, hazardous or defective products, six federal agencies (the Consumer Product Safety Commission, the Food and Drug Administration, the National Highway Traffic Safety Administration, the Environmental Protection Agency, the Coast Guard and the Agriculture Department) have joined to create a one-stop online resource for U.S. government recalls. The website, [www.recalls.gov](http://www.recalls.gov), offers comprehensive listings of the latest recall information, as well as a search feature that enables consumers to look up recalls by product type. Visitors to the site may also sign up for a free e-mail notification service to receive new recall and safety information electronically.

**December Calendar of Events**

- 12/08 – Hanukkah begins at Sundown
- 12/08 – City of Central Point Parade of Lights
- 12/10 – Board Meeting 7:00 pm in the Clubhouse
- 12/13 – Geminids Meteor Shower and New Moon
- 12/14 – The Hobbit: An Unexpected Journey in Theaters
- 12/21 – Winter Begins
- 12/24 & 12/25 – Office closed for Christmas
- 12/25 – Christmas
- 12/26 – Kwanza Begins



**Get your lights on!**

**HG/GV  
Holiday Lights  
Competition**

Can your house  
top the Griswold's?

The winning house  
will receive a free  
clubhouse rental.