

# THE CENTRAL POINT

## COMMUNITY IN FOCUS

### CC&R's – More than Mere Guidelines

When Hidden Grove/Green Valley was developed, the developer filed with the state a series of documents designed to uphold the integrity of our community and spell out the duties of our association and the responsibilities of each homeowner. Those documents are often referred to as the governing documents

Of all of the governing documents, the CC&R's (including the Rules and Regulations) are often the least understood but inarguably the most important for residents and homeowners. Some believe that these documents merely provide guidelines for residents, however when homeowners close escrow, they enter a contractual agreement with the other owners in our association to conform to the dictates of the CC&R's. These documents provide a structural framework to help residents of different backgrounds, ideals, and perceptions live together in harmony. When residents abide by the CC&R's everyone's quality of life and property values increase. For

instance, what would the impact on our property values be if a neighbor decided to repair automobiles in their driveway as a part-time job? What if they decided to advertise with a big sign nailed to the roof of their home? This example may be a little over the top, but it applies equally to the neighbor who doesn't maintain their carport, yard or home. The bottom line is that property values would suffer. Alternately, when our neighborhood is aesthetically pleasing, then property values are increased.

### Board Moves for Stricter Enforcement of the CC&R's

Following several complaints from residents, at their last meeting the board of directors moved for a stricter enforcement of the CC&R's specifically in regard to yard care, carports and garbage bins.

The association has a number of CC&R's that we ask all residents to observe in order to maintain property values and a high quality of life. Please keep in mind that these regulations are not designed to limit the activities of our residents,

they are designed create a feeling of harmony among neighbors and to uphold the physical characteristics of our neighborhood.

The manager always tries to be reasonable with our rules and makes every effort to enforce rules uniformly, taking into account the consequences on our residents. Also, we realize that things are not always as they seem. Please feel free to contact the association manager with any questions or the board of directors for an appeal.

If you receive a non-compliance reminder, please keep in mind that we really don't want to punish anyone. The notices are sent in order to encourage understanding of the CC&R's and therefore compliance with the CC&R's. If you receive a notice from the office and have any questions as to why, please do not hesitate to call.



## POINT ON ASSOCIATION BUSINESS

### The Board of Directors Meets on October 15th

The HOA board of directors met on October 15th in the clubhouse in order to discuss association business.

With summer finally over, the board discussed what the association management has been up to. Everyone agreed that having the intersections painted has helped create a feeling of safety and continuity in our neighborhood. The management also reported that benches have been installed on our tennis courts along with an outlet and several light bulbs. New security cameras have been installed around the clubhouse and are much more user friendly. The HOA website [www.hggv.org](http://www.hggv.org) is also up and

running.

The board also expressed concern regarding the state of the pool by the end of the summer. In order to avoid having the pool turn green next summer, the board directed Carrie to follow up on more efficient chemical treatments.

The clubhouse currently has no TV reception. The board discussed getting a digital converter/antenna for the TV depending on the cost.

The Board decided that the CC&R's need stricter enforcement, specifically in relation to yard care and carports.

The board also appointed fellow resident, John Whiting to the Board of Directors. Congratulations John! The board looks forward to working with John to make

the association even better for all our residents.

The board set the calendar for the 2013 year. Meetings will be in January, April, July and October in 2013. The next Board Meeting will be on December 10, 2012.

### Association Information

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COMMUNITY AND NEIGHBORHOOD NEWS

**POINT ON THE  
COMMUNITY**

**Saving on Your Heating  
Bill**

Barring an unforeseen miracle, this year's home-heating bills will, at best, be much like last year's or even a bit higher. But before you start loading up on some extra pairs of mittens to wear around the house, keep this in mind: a few simple steps can help save on your annual energy bill.

1. Schedule a Check-Up. Regardless of the type of heating system you have, it needs an annual check-up by a professional. A small fee up front will help avoid bigger costs down the line. Annual checkups are also an important safety precaution

2. Buy a Programmable Thermostat. None of us likes to wake up in a cold bedroom, and we all like to open our doors to a toasty home at the end of the day. With a programmable thermostat, we can heat our homes at various temperatures throughout the day, allowing the house to be cooler when no one is home or when everyone is asleep. Installing a programmable thermostat shouldn't cost more than \$150, and according to the U.S. Dept. of Energy, energy bills can be reduced by 10-15% just by turning the heat down while we are away.

3. Plug Up Leaks. Imagine a water balloon with lots of little pinholes in it. Sure, the holes are small, but that doesn't mean the balloon isn't losing water. Our houses are often like that balloon - slowly but surely losing heat to tiny leaks, which can add up to one big heating bill. Doors and windows

are the most obvious culprits, but so are electrical outlets, ceiling fixtures, ducts and your attic door. To check for smaller leaks, light an incense stick and hold it up near these locations. If the smoke goes horizontal, there may be a leak.

**POINT ON THE  
ROGUE VALLEY**

**GingerBread Jubilee Marks  
10th Year**

"Sugar, Spice & Everything Iced...10 Shining Years of GingerBread"—2012 celebrates the 10th anniversary of one of the Rogue Valley's favorite holiday celebrations. The GingerBread Jubilee is a multi-faceted holiday event held in November of each year to benefit the Craterian Theater at The Collier Center for The Performing Arts.

The week long activities include a gingerbread baking contest, a raffle featuring gift certificates from some of our community's finest businesses, a baker's reception with announcement of grand prize winners, a gala anniversary holiday feast and grand auction and a tour at the theater for community members to view the outstanding gingerbread art.

This year the GingerBread Jubilee kicks off on November 16th at 5:30 pm in the Craterian Ginger Rogers Theater with a benefit auction. While guests enjoy tantalizing food, wine and holiday desserts, there will be a spirited on-stage auction featuring great getaways and marvelous merchandise, as well as priceless gingerbread creations.

In the days following the auction, bring your family, friends and neighbors to the public viewing of the fantastical

gingerbread creations. It's a festive way to launch the holiday season and you might even be inspired to begin your own gingerbread family tradition. The community tour begins on Saturday November 17th - Saturday, November 24th. Everyone is also invited to enjoy the GingerBread Cafe. Admission is \$3.00.

For more GingerBread Jubilee information, call the Development Office at 541-779-8195 ext. 303.

**POINT ON  
GOOD HEALTH**

**Tips for a Better Night's  
Sleep**

Sometimes as the seasons change, so do our sleep patterns. Many of us find ourselves wide awake in the middle of the night wondering if counting sheep really works. Even if those sheep do the trick, mornings often arrive and we do not feel well-rested or refreshed.

There are some tips for getting a better night's sleep, which can help us be more energetic and productive during our waking hours. Avoid caffeine and nicotine in the afternoons and evenings. Within a few hours before bedtime it is best to avoid computers, video games, exercise, large meals and alcohol.

During the day, try to get at least 30 minutes of exposure to natural sunlight. Also, it is a great idea to wind down before going to bed.

**November Calendar of Events**

- 11/04 – Daylight Savings Time Ends **\*FALL BACK\***
- 11/06 – Election Day
- 11/07 – **STREET SWEEPING \*\*PLEASE MOVE YOUR CARS OFF THE ROAD\*\***
- 11/09 – Skyfall in Theaters
- 11/12 – Office closed for Veteran's Day
- 11/13 – Total Solar Eclipse (So.Hemisphere)
- 11/16 – Breaking Dawn Part 2 in Theaters
- 11/21 - 11/23 – Office Closed for Thanksgiving
- 11/22 – Thanksgiving
- 11/24 – Civil War (Oregon at Oregon State.)

**A Day of Thanks**

Y L I M A F G R A T I T U D E L B B O G T  
S E I R R E B N A R C L E F T O V E R S S  
C E L E B R A A I P O C U N R O C T E A E  
N D A D R U M S T I C K F O O T B A L L V  
C A S S E R O L E P R E I P N A C E I P R  
T A B L E C L O T H U R S D A Y E C I A A  
T E G C A P P L E P I E S T U F F I N G H

APPLEPIE, CASSEROLE, CORNUCOPIA,  
CRANBERRIES, DRUMSTICK, FAMILY, FOOTBALL,  
GOBBLE, GRATITUDE, HARVEST, LEFTOVERS,  
PECANPIE, STUFFING, TABLECLOTH, THURSDAY

(Find the hidden phrase with the leftover letters)