

THE CENTRAL POINT

Hidden Grove & Green Valley

April 2017

"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



The Role of the Covenants Enforcement Officers

The staff or volunteers you occasionally see walking or driving around the community with clipboards or notepads, are the Association's covenants enforcement officers. They are inspecting the common property to ensure that everything is working properly, that conditions are safe, and that nothing is reducing property values or our quality of life in our community.

In short, they are making sure policies and rules are being followed. They field complaints from fellow homeowners and, if necessary, remind you (or your neighbor) when a rule has been overlooked.

The Association's covenants enforcement officers perform a vital function; please treat them with courtesy and respect. If you have any questions or concerns about the rules, the Association manager and/or Board members are happy to listen, answer any questions, or respond to your concerns.

When you purchased your home in our Association, you became contractually bound to abide by the CC&Rs. Please review them and ensure you are in compliance. If you rent your home to tenants, it is also your responsibility to ensure that they follow all CC&Rs. Please make sure your tenants are aware of our CC&Rs. They can easily be found on our website.

Keeping Your Belongings and Our Community Safe

Anybody who has been paying attention to the news lately has most likely noticed that there has been a rash of crime in our little town. The City of Central Point Police Department Facebook page is continually reporting about break-ins to motor vehicles, and recently four Central Point Homes (not in our Association) have been broken into while the residents were on vacation.

Unfortunately, burglaries in our area, and others, happen from time to time. Here are a few suggestions for reducing your chances of being the target of a burglary.

Unless you are working or playing in the front yard, always keep your garage door closed. Ask a trusted neighbor to call you if they see that your garage door has been left open accidentally.

Park your car inside your garage or carport as much as possible. Always keep your vehicle locked and do not leave valuables in your car.

If you're going to be away for a longer time, such as a vacation, take a few simple precautions to keep your home from looking empty.

- Keep your shades drawn while you are away, even in the back of the home. This is commonly how burglars know if a house is worth breaking into.
- Ask a neighbor to keep the door and porch clear of delivery notices, newspapers and fliers.
- You can also contact the Central Point Police Department to have them do a "Vacation House Check" on your home. Visit their website <http://www.centralpointoregon.gov/police/webform/vacation-house-check-form> for more information.

It doesn't take much to discourage burglars. They succeed on opportunity, and if your home doesn't offer a good opportunity, they will move on to one that does.

Clarifying the Association Manager's Role

Our Association employs an Association manager, and we think residents should know what the manager has—and has not—been hired to do. The manager has two primary responsibilities: to manage the Association's daily operations and, at the direction of the Board of Directors, to carry out policies set by our governing documents.

The manager is trained to deal with conflict, but she will not get involved in quarrels you might be having with your neighbor. However, if Association rules are being violated, the manager is the right person to call.

The manager is not a member of the Board, nor can she be your advocate with the Board. If you have questions, the manager can help; if you have a concern that you want to present to the Board, the manager will be happy to add you to the Board of Directors meeting agenda.

The manager does not set policy. If you disagree with a policy or rule, you'll get better results coming to a Board meeting rather than arguing with the manager.

The manager, along with some volunteers, inspects the community regularly, but even an eagle eye won't catch everything. Your help is essential. If you know about a potential CC&Rs violation, please report it to the manager.

The manager has a broad range of expertise, but she is not an engineer, moderator, attorney or accountant. The manager may offer opinions, but don't expect technical advice in areas where she is not qualified.

Although the manager is available to residents, that doesn't mean that she is a "resident manager" available 24 hours a day. If you need to see the manager, come to the office Monday through Friday 8:00am – 1:00pm. You can also call to schedule an appointment. Please do not go to her home for Hidden Grove/Green Valley business.

If you need to reach the Association outside of business hours, please call 541-664-3996 and leave a message. All calls will be returned as appropriate.

If you have a true emergency, you can call 911.

Reminder: The Next Board Meeting will be Wednesday May 17th at 600pm in the clubhouse.

Happy Easter



POINT ON THE GOOD HEALTH

Top Gardening Trends for 2017

(BPT) - Whether you have a backyard or just a few containers on the patio, sunny days are your cue it's time to garden. Growing your own flowers, herbs and vegetables is a lot of fun, and with some simple tips, it can be pretty easy to make sure your outdoor space is a showstopper.

The experts at Ball Horticultural Company offer insight into the year's top gardening trends so you can plant with confidence and creativity:

Trend number 1: Create curb appeal

Your home's exterior will influence the first impression of anyone that visits. Give your entryway an instant beauty boost with begonias. They're perfect for the time-starved gardener, grow well in sun or shade, and fill in fast and full. At the forefront of this trend are Megawatt begonias. New for 2017, they feature exceptional performance and a unique bronze-leaf color that is sure to be noticed by guests.

Trend number 2: Tablescapes

Bring the beauty of gardening indoors with tablescapes. Use your harvested vegetables as decor inside in display bowls; you'll give your interior design a fresh look. There are also non-edible potted veggies like Hot Pops Purple Ornamental Peppers. They mature in multiple colors to keep you in color all season.

Trend number 3: Fresh food fascinations

There's nothing like pulling fresh food from the garden, but 2017 is trending toward more unique flavors. Replace your traditional pepper plants with specialty hot peppers like jalapenos or chiles. And you don't need tons of space to enjoy multiple tomatoes. Try Take 2 Tomato Combos which give you a slicer and a cherry tomato in one pot, providing twice the flavor in half the space. Travel the globe through herbs: Plant a kitchen garden of different basil, lavenders and mints. Use them in your next cocktail!

Trend number 4: Customize with color

A great garden is more than just a food source, it's also a thing of beauty. One of the hottest trends for 2017 will be accenting your garden with unique colors that reflect your style. If your favorite color is purple, pink or white, weave some petunias into your garden design. If you adore red, try Archangel Cherry Red Angelonia for a delicate texture that weathers any extremes. Fill your garden with plants to match your favorite team's colors for a fun customized twist. Whatever you choose, a splash of color is sure to get your space noticed.

Get started on your garden project today

The 2017 gardening season is just beginning, so now's the perfect time to make friends with your local garden center for the best plant selection. Incorporate any or all of the top trends listed above and your garden will be beautiful and rewarding throughout the entire year.



POINT ON THE COMMUNITY and THE ROGUE VALLEY

Medford Pear Blossom Festival

It is springtime in the Rogue Valley, and for 63 years, one of the biggest and most beloved events of spring has been the Medford Pear Blossom Festival. This year, the festival will take place April 7th and 8th. The street fair will be in their new permanent home, the Medford Commons Park blocks.

The Medford Pear Blossom festivities will also include several runs on the morning of Saturday, April 8th. This year they will also introduce a biking event, the Pedals N Pears which will also take place on Saturday, April 8th.

The annual The Pear A Fare will take place on Friday, April 7th from 3pm to 10pm and Saturday, April 8th from 10am to 5pm. The parade will begin at 11:00 on Saturday, April 8th in downtown Medford.

In 1954, representatives of several Medford groups (including the Fruit Grower's League, Chamber of Commerce, Merchants Association, American Legion and the school district) met to initiate an event during the spring blossom season. They decided to have a children's parade. A five-year-old, Miss Blossom, was chosen to reign over the 10 floats.

There were 100 floats in the parade by 1956, and the festival included a 30-mile tour of the valley's blooming orchards. Since 1957, children have been chosen festival King and Queen. Motorized floats were allowed in the parade in 1964. Pear Blossom Festival parade marshals have included Governor Holmes (1957) and John F. Kennedy (1960).

For more information, visit their website at <http://pearblossomparade.org/>



Central Point Eggstravaganza

It's time again for the Central Point Eggstravaganza on Saturday, April 15, 2017 from 10:00 am - 12:00 pm at Twin Creeks Park. Free games and activities will begin at 10:00 am for you and your family. Bring your camera and visit with Bunny. Food will be available for purchase.

The Egg Hunt will begin at 11:00 sharp, don't be late! The Egg Hunt is split up into three age groups for kids 10 and under. Parents can assist kids ages 3 and under in a specially marked section only, in all other sections parents must stay outside of the marked area for everyone's safety. It's a good idea to specify a meeting place with your child for after the egg hunt.

Would you like to help make this a fun and memorable event for the kids? Volunteer your time at the event to help run the various games and activities. More than 30 volunteers are needed for the day of the event. Please contact Cory at 541-423-1978.

Visit the website at: <http://www.centralpointoregon.gov/parksrec/page/central-point-eggstravaganza>



HIDDEN GROVE & GREEN VALLEY

Community and Neighborhood Bulletin Board

April Calendar of Events

04/01 – Sloof Lirpa Day (Federal Holiday for those related to Sloof)

04/08 – 64th Annual Pear Blossom Parade

04/10 – Passover Begins

04/11 – Full Moon

04/15 – Central Point Easter Eggstravaganza

04/16 – Easter

04/20 – Street Sweeping

04/22 – Earthy Day



Reminder, street sweeping is April 20th. Please make sure your car is off the street so that the sweepers can do their job.



Sign Up For E-Statements!

Do you check your email every day or two? If so, you are the perfect candidate for E-statements. E-statements are faster than the Post Office, environmentally friendly, minimize paper work and reduce community costs.

Email us at:

hggv.office@gmail.com to sign up for E-Statements.



The Association is looking for part time help during the summer months. We need someone who can assist with small odd jobs around the Association as well as help with the pool on the weekends. Please contact the manager at 541-664-3996 for more information.

CC&Rs Corner – Weeds

Did you know that our CC&Rs require that residents keep their lawn and yard areas free of weeds?

Weeds seem to have taken advantage our wet winter; and as the weather warms up this spring, they are sprouting with a vengeance.

We know that during the cold, winter months, it is difficult to get out there and pull weeds, but with the days getting warmer, please do your part and clear the weeds from your lawn and yard areas.

Quote of the Month:

April 1. This is the day upon which we are reminded of what we are on the other three hundred and sixty-four.

-Mark Twain