

THE Hidden Grove & Green Valley CENTRAL POINT

June 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



Lot Owners Approve Amending the Governing Documents

The voting is finally over, and the Lot owners have approved amending the Governing Documents of Hidden Grove/Green Valley Homeowners Association. Thank you to all the Lot owners who took the time to review the proposed amendments and complete and return their ballot.

Here is a breakdown of the voting:

- We had 79% voter turnout - 153 ballots returned (of 194 eligible voters).
- Bylaws passed 149 to 4
- 75.78% of eligible voters
- 96.08% of ballots received
- CC&Rs passed 149 to 4
- 76.81% of eligible voters
- 97.39 of votes received
- Investors account for 33.5% of Lot owners and cast 25.5% of the votes
- 53% of the votes received were received from the very first mailing
- 23% of the votes were gathered face to face (knocking on doors, talking to people in the office)

Turnout by Street

1. Ivan - 95% (all but 1) WAY TO GO IVAN LANE!
2. Hawk - 86%
3. New Haven - 85%
4. Walnut Grove - 83%
5. Twin Rocks - 76%
6. Evan - 75%
7. Nadia - 75%
8. Lara Lane - 72%
9. Blue Sky - 71%
10. Pheasant - 55%
11. Green Valley - 50%

Don't Forget your Fob When Going to the Clubhouse Grounds!

Because the pool and clubhouse grounds are the "crown jewels" of our Association, our Board of Directors came up with a clear access policy which states residents must have a working fob to access these amenities. Please do not grant access to anybody without a fob, or whose fob is not working.

If you forget your fob when you come to the pool or parks at the clubhouse, you will need to go home and get it. Please do not ask anybody to "let you in." It puts residents into an uncomfortable situation by having to say no, or feel guilty if anything happens.

Use of these amenities is a privilege for residents in good standing and their guests. Any resident who exceeds 30 days past due on HOA assessments will have their fob deactivated.

Board of Directors Meets for May Meeting

The Board of Directors met on May 17 for their May meeting. It was a quick easy meeting of the Board of Directors.

There was a special meeting just before the regular meeting for counting and certifying the vote of Lot owners. The vote was counted, certified and approved by all Board Members.

The Board is happy to announce that the Clubhouse enclosure project is completed! The Board would also like to thank Mike House for volunteering so much time and expertise to get this project done at a HUGE savings to the Association.

The financial reports were approved by the Board of Directors. The Association remains on target with their annual budget for both income and expenses.

The Board discussed a pool party during the summer. They decided to see if residents may be interested in a pot luck party during late summer. Please contact the HOA office if you might be interested in attending this type of party and meeting fellow HOA residents.

The Board of Directors also decided that all contact regarding Non-Compliance issues shall be between the HOA and Lot Owners. The HOA will no longer be contacting renters on Non-Compliance issues. The Board also decided that the HOA will require the landlords sign off on their tenants using the amenities and accept responsibility for their tenants if there is damage.

Next Meeting of the Board of Directors will be Wednesday, July 19th at 6:00pm in the clubhouse.

CC&Rs Corner

Street Signs in the Association

Even though our streets are privately owned by the Association, it is important to keep our street signs visible. Please take a moment to look at the signage around your home and trim any bushes or trees that may be blocking the signs. Drivers will thank you!

NOTICE

A resident of HG/GV was the victim of some vandalism during the month of May. If you live near the clubhouse and saw any unusual or suspicious cars or activity on May 20th, please contact the Central Point Police. You can reference Case Number 17-3818 or 17-3819. Any information would be appreciated.

COMMUNITY AND NEIGHBORHOOD HAPPENINGS

POINT ON THE GOOD HEALTH

Keep Your Backyard Bug-Free...Naturally

Summer is the time for barbecue parties and sleeping under the stars, but bothersome bugs can ruin outdoor fun. Many people spray themselves and their lawns with chemical repellants to get rid of these pests, but there are natural alternatives that are environmentally friendly to your home and our Association. Here are a few tips to help you enjoy a bug-free summer.

Get growing: Planting a simple garden can do wonders in keeping the bug count down. Plants like garlic, radishes, marigolds, nasturtium, oregano, sage, rosemary, cilantro and mint are easy to cultivate and can make the area in and around your garden uninviting to the creepy crawlers, as they act as natural bug repellants. Pest-control never looked or tasted so good!

Wet and wild: Eliminate standing water in your yard; it provides breeding grounds for mosquitoes. Emptying used kiddie pools and fountains and refilling them with fresh water, cleaning gutters of leaves and other rain-blocking debris and filling in puddles with dirt are just some of the ways to reduce the buzzing of bugs in your yard.

Going to the birds: Setting up a few bird houses in your yard is not only a great way to enjoy the beauty of our feathered friends, but it also mitigates bug problems, since many birds love to dine on bugs.

Candle in the wind: When outdoors, ignite an all-natural bug repellant candle nearby to keep the bugs at bay, and enjoy the sweet smell of citronella, lavender, mint and other aromas that pests find repugnant. Brands such as BioSensory, Solay, Melo and Yankee Candle have jumped onto the debugging bandwagon and offer eco-conscious candles.

POINT ON THE ROGUE VALLY

Discovering Jacksonville's Walk Path and Trail System

Back in 1989, several residents of Jacksonville created the Jacksonville Woodlands Association (JWA) in order to preserve the town's stunning scenery and to create and maintain a trail system throughout the hillsides of Jacksonville. Today, there are 15 all-weather interconnected hiking and biking trails for hikers of all abilities. The trails cover 18 miles and surround 70% of Jacksonville's historic district. These trails have attracted national attention and are just a short drive from Hidden Grove/Green Valley.

The JWA created the Sarah Zigler Interpretative Trail (1 mile/flat) which is a National Recreation Trail. The trail begins in the historic Britt Gardens, follows Jackson Creek to where gold was discovered in 1851 and passes near the 1862 Britt Sequoia, an Oregon Heritage Tree. There are interpretive brochures and trail maps at the trailhead beginning in the Britt Gardens.

The Rich Gulch Trail (1 mile/moderate) is the site of one of the richest gold strikes in the history of the western United States. The trail stretches between the West Fir Street trailhead and south Oregon Street and follows old hydraulically mined gulches dating from the 1860's. There are twelve illustrated interpretive signs narrating the mining history of Jacksonville.

For more information or for a map of the entire trail system, visit their website <http://www.jvwoodlands.org/>

POINT ON THE COMMUNITY

Simple Ideas to Inspire Your Tween Reader This Summer

(BPT) - Reading is a gateway to other places, time periods, or even worlds. It's also the springboard to success in school and beyond. Parents can inspire a life-long love of reading by encouraging and guiding their children, especially as they get older.

"The tween years are particularly important for developing a joy for reading," says Jeff Kinney, author of "Diary of a Wimpy Kid" and creative lead at StoryArc Media. "Some children will naturally gravitate toward books and others tend to be reluctant readers. Parents are the key to providing ample opportunity and modeling the importance of reading. Experts agree that reading is a skill that will pay off throughout life."

When they are toddlers, it's easy to sit down and read a picture book. When they are tweens, they are more independent, plus there are plenty of distractions. Kinney offers three ideas for inspiring your tween reader to pick up a book.

Explore an interest

Does she adore baseball? Is he all about the outdoors? Does she love animals? Reading for fun can be powerful when you consider your child's interests. Whether fiction or non-fiction, the tween genre has countless books that touch on virtually every subject imaginable.

Graphic novels

Tween readers aren't limited to traditional chapter books. Variety is key for tweens, who vacillate from comic books to magazines to traditional chapter books to anything on a screen. One segment that has exploded in popularity with the tween crowd is graphic novels. These books incorporate comic-style art along with conventional storytelling to draw the reader in.

Shared reading

Shared reading can be a great way to bond with your tween or encourage a reluctant reader. You could read the book together each night, taking turns reading pages or chapters out loud. Alternatively, you could both read independently and then talk about the chapters together.

Feeling especially motivated this summer? Start a kids' book club with other parents. Select a book to read each month and then have kids meet for snacks and a discussion. Too busy to meet regularly? Start an online group or discuss the book via text. The more kids talk about reading, the more excited they'll get about reading. After all, the more kids read for fun, the better they do in school and eventually, in life.



HIDDEN GROVE & GREEN VALLEY

Community and Neighborhood Bulletin Board

June Calendar of Events

06/02 – Wonder Woman in Theaters

06/05 – Office Closed

06/09 – Full Moon

06/14 – Flag Day



06/15 – Street Sweeping

06/15 – CENTRAL POINT SCHOOLS
OUT FOR SUMMER

06/18 – Father's Day

06/21 – First Day of Summer

**HAPPY
FATHER'S DAY**

Kids, Summertime and Safety.

Summer is here, and for many of our youngest residents that means they have the freedom to play outside to their heart's content. While we encourage kids to enjoy summer to the fullest, we also want everyone to stay safe. Here are a few guidelines to make sure these school-free months go smoothly:

Make sure your children are proactive about their safety. It is important that kids understand what types of injuries could occur during summertime activities and how they can best avoid them.

Supervise your kids at the pool. It only takes a second for even good swimmers to find themselves in a dangerous situation at the pool, so it's vital that kids are supervised by someone who knows the signs of a distressed swimmer.

REMINDER: OREGON ADMINISTRATIVE RULES REQUIRE ALL KIDS UNDER THE AGE OF 14 NEED TO BE SUPERVISED BY AN ADULT OVER THE AGE OF 18.

Slow down while driving through the neighborhood. With children out and about in full-force during the summer, you're more likely than ever to see a distracted kid chasing after a run-away baseball or skateboarding on the streets. So slow down, be extra aware of what's going on around you, and be prepared to stop suddenly if a child runs out into the road. Parents should remind kids to be aware of oncoming cars as well, and to be extra careful when they are on the street.



Reminder, street sweeping is June 15th.
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.

"You can tell what was the best year of your father's life, because they seem to freeze that clothing style and ride it out."

– JERRY SEINFELD