

# THE Hidden Grove & Green Valley CENTRAL POINT

October 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



### House Paint Survey to Begin this Month

Beginning this month, the Association will be canvassing the neighborhood to survey which homes may need exterior paint.

If your home is deemed to be in need of paint, you will receive a letter from the office.

The Board acknowledges that projects such as house painting can be expensive, so residents will be given until the end of 2018 to paint their homes. Please contact the office with questions or concerns.

Reminder: all paint colors need to be approved by the Association. Even if you are painting your home the same color, the colors need to be approved in writing.

### What is the Board Treasurer's Job?

All members of the Board are responsible for the Association's overall financial health; but the Treasurer has specific duties to protect the Association's assets. These duties—and the authority to exercise them—are found in the Association's Governing Documents and also in state laws. It's a big responsibility, but fortunately the Manager helps with many of the details.

**Internal controls:** Treasurers keep an eye on how the funds are being handled. For example, the Treasurer would raise a red flag if a check made payable to Cash showed up in the Association's books.

**Records:** Treasurers maintain financial and accounting records—or see to it that they are securely and properly retained, perhaps by the Manager.

**Budgets:** Treasurers are responsible for preparing the annual budget. That doesn't mean they actually crunch numbers or develop spreadsheets, rather they work closely with the Association Manager to ensure the members' values, preferences and needs are reflected in the budget.

**Assessments:** Collecting assessments and monitoring delinquent accounts is typically a service provided by the Manager. The Treasurer, however, keeps a close eye on the delinquencies and alerts the Board to problem areas.

**Reserves:** Treasurers ensure that the Association periodically conducts a reserve study and that it's adequately funded in the annual budget.

In short, the Association Treasurer's job is to maintain the integrity of the Association's finances

### Board of Directors Meets for September Meeting

The Board of Directors met on September 20 for their September meeting.

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 that on multiple occasions the office has received calls from realtors regarding the status of our reserve funding. This may indicate that realtors and buyers are beginning to realize the importance of our Association's reserve funding. Having a strong reserve fund indicates that there is less chance of needing special assessments to pay for large scale projects. Special assessments would have a negative effect on all our home values. The Board is pleased that our HOA's reserve funding is considered strong by industry standards.

The Board also discussed ideas for the 2018 budget. They have asked Carrie to follow up on bids for any 2018 projects and will be discussing them in the November meeting. If you would like to find out what the Board plans on doing in 2018, please come to the November meeting.

Next Meeting of the Board of Directors will be Wednesday, November 15th at 6:00PM in the clubhouse.



### CC&Rs Corner Exterior Home Maintenance

Did you know that our CC&Rs address exterior home maintenance? They specifically state: Streets, including gutters, sidewalks, driveways, carports, porches and decks will be kept clean and free from unattended toys, trash and debris at all times. This time of year, especially, weeds and grass like to grow onto the sidewalk or in the sidewalk seams. Please do your best to keep these areas maintained.





## POINT ON THE COMMUNITY

### Pumpkin Fest at Pfaff Park

On October 21st, from 11:00AM to 4:00PM, the Central Point Parks and Recreation Department will host a Pumpkin Fest at Robert Pfaff Park.

Kids of all ages can decorate pumpkins, have their faces painted, play games, win prizes and listen to live music. There is sure to be lots of food and fun!

You can also enter a Scarecrow contest. There are 5 categories: most creative, scariest, funniest, prettiest and most technical. Please visit the Central Point Parks and Recreation Facebook page for more information and an entry form



## POINT ON THE ROGUE VALLEY

### Art Along the Rogue a Rogue Valley Tradition

Come join the City of Grants Pass for what has become a Rogue Valley tradition. On Friday Oct, 6th –Sunday October 8th the city will sponsor the 15th Annual Art Along the Rogue. The festival will take place on H Street in the Grants Pass Historic District and will feature great street art and music.

The City of Grants Pass began presenting Art Along the Rogue beginning in 2003. Art Along the Rogue has become the premier street painting and music festival in the Northwest. There are other street painting festivals and other music festivals, but Art Along the Rogue combines the two events into a festival of creative visual and performance art that is unique.

Art Along the Rogue is sponsor-supported and free to the public. Dozens of local and regional businesses sponsor the festival with both cash and services. Grants Pass loves the arts – and it really shows!



## POINT ON THE GOOD HEALTH

### Home Fire Safety

Did you know that if a fire starts in your home you may have as little as two minutes to escape?

That's why it is important to have working smoke alarms in your home. Replace your smoke alarms every 10 years. This is the recommendation of the National Fire Protection Association and the U.S. Consumer Product Safety Commission. Smoke alarms become less sensitive over time.

### Top Tips for Fire Safety

- Install smoke alarms on every level of your home, inside bedrooms and outside sleeping areas.
- Test smoke alarms every month. If they're not working, change the batteries.
- Teach children what smoke alarms sound like and what to do when they hear one.
- Ensure that all household members know two ways to escape from every room of your home and know the family meeting spot outside of your home.
- Make sure everyone knows how to call 9-1-1.
- If a fire occurs in your home, GET OUT, STAY OUT and CALL FOR HELP. Never go back inside for anything or anyone.
- Teach household members to STOP, DROP and ROLL if their clothes should catch on fire.

### If a Fire Starts:

- Know how to safely operate a fire extinguisher
- Remember to GET OUT, STAY OUT and CALL 9-1-1.
- Leave all your things where they are and save yourself.
- If closed doors or handles are warm or smoke blocks your primary escape route, use your second way out. Never open doors that are warm to the touch.
- If you must escape through smoke, get low and go under the smoke to your exit. Close doors behind you.
- Once you are outside, go to your meeting place and then send one person to call the fire department.

### House Fires and Pets

According to the United States Fire Administration, an estimated 500,000 pets are affected annually by fires. In the event of a fire, the most important thing you can do to protect your pets is to evacuate them too. But remember: never delay escape or endanger yourself or family to rescue a family pet.

Help firefighters help your pets. When leaving pets home alone, keep them in areas or rooms near entrances where firefighters can easily find them. Keep collars on pets and leashes at the ready in case firefighters need to rescue your pet. Affix a pet alert window cling and write down the number of pets inside your house and attach the static cling to a front window. This critical information saves rescuers time when locating your pets. Make sure to keep the number of pets listed on them updated.





# HIDDEN GROVE & GREEN VALLEY

## COMMUNITY AND NEIGHBORHOOD BULLETIN BOARD

### October Calendar of Events

10/2 – Office Closed

10/05 – Full Moon

10/06 – Blade Runner 2049 in Theaters

10/06-10/08 – Art Along the Rogue

10/09 – Columbus Day (Office Closed)

10/19 – Street Sweeping

10/21 – Pumpkin Fest in Pfaff Park

10/31 – Halloween



**Reminder, street sweeping is October 19.**  
**Please make sure your car is off the street so**  
**that the sweepers can do their job.**

### Getting Ready for the Holidays.

The HGGV clubhouse is available for residents to rent, and it often fills up around the holidays. If you are interested in reserving the clubhouse, please contact the office at (541) 664-3996 or email [hggv.office@gmail.com](mailto:hggv.office@gmail.com). We can hold reservations for up to one week. In order to keep a reservation, we will need a signed agreement and a \$50.00 deposit. The \$50.00 rental fee will need to be deposited 30 days in advance of the rental date. (Calendar subject to change, and is posted on our website or on the front of the clubhouse.)

October 2017 🎃

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	X	X
X	(Office Closed) 9 Columbus Day (Office Closed)	10	11	12	13	X
X	16	17	18	19	20	X
X	23	24	25	26	X	X
X	30	31 Halloween				

November 2017 🍂

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	X
X	6	7	8	9	10	X
X	13	14	15 Board Meeting	16	17	X
19	20	21	22 (Office Closed)	23 Thanksgiving (Office Closed)	24 (Office Closed)	25
X	27	28	29	30		

December 2017 🎄

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	X
X	4	5	6	7	8	X
X	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25 Christmas (Office Closed)	26	27	28	29	30
31						

*"The only thing you have to fear is fear it self... and spiders"*



Ms. B. WIDOW