

THE Hidden Grove & Green Valley October 2018 CENTRAL POINT

*"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



Central Point Police and Hidden Grove/Green Valley

Many residents are under the impression, that because our Association is considered private property, most of the time the police have no jurisdiction in our neighborhood and will not respond to calls. This is not the case.

Beginning with the most obvious, the police can and will respond to all calls regarding any person's safety. On any premises open to the public, the police enforce all laws to protect people. If there is a true emergency, all residents are reminded to dial 911.

If there is a neighbor to neighbor dispute, the City of Central Point police do have enforcement action. In most cases it is better to contact the police, rather than the HOA. The police are much more skilled at dealing with these disputes, and experience has proven that getting the HOA involved often makes matters worse.

Regarding barking dogs, the police can and will respond. These matters can usually be sorted out directly between neighbors, but if not, the police, not the Association manager, should be notified. In fact our CC&R's state: Pets shall not be a disturbance and/or a nuisance. Residents shall contact animal control or the Central Point Police Department directly to report pet nuisance complaints. The Homeowners Association will act once three (3) police reports have been filed and results are not forthcoming.

Other nuisances, including pests that have gotten out of control or the build-up of trash on a resident's property, can also be handled by the police. Our Association cannot easily enforce any CC&R's that are being violated behind people's fences or inside their homes.

Our police department does not have any control in our neighborhood regarding parking or driving violations. They cannot ticket cars that are parked too long, parked in the fire lanes, nor can they ticket drivers for speeding. Our manager, however can ticket cars and have them towed. Please feel free to contact the office if you have any concerns about vehicles parked in our neighborhood. An exception to this is reckless driving, DUI or DWI.

When to call 911 vs. the regular non-emergency line: As always, **ONLY DIAL 911 IN CASE OF AN EMERGENCY.** There are hefty fines associated with the misuse of the 911 system. The City of Central Point does have a non-emergency line. It is open 24 hours a day. After hours, stay on the line to be connected to dispatch, and they will be more than happy to help you. The City of Central Point non-emergency line is 541-664-5578.

Board of Directors Meets for September Meeting

On September 19th, the Board met for their September meeting.

All financial reports were approved by the Board. The HOA financials are available for Lot owners to review. Please contact the HOA office if you would like to review the financials of HGGV.

The Manager presented her report. So far in 2018, the HOA has sent 406 notices of non-compliance to Lot owners. The most common violations

are yard and carport violations. The HOA has contracted to have the fencing on Nadia Way repaired as well as the fencing at the storage area.

The HOA has purchased the green privacy slats and has them in the clubhouse office. Residents who need privacy slats for their green chain link fencing are welcome to purchase them for \$1.00 each.

The Board also discussed the large parties that are taking place in the clubhouse and would like to remind all residents that the maximum number of people allowed in the clubhouse is 65. This maximum is due to fire safety. If residents exceed this number, their clubhouse deposit will not be returned.

Gutter Committee – More research needs to be done to make sure that the HOA proceeds in a way that is the fairest to Lot owners while at the same time keeping our street gutters in good repair.

In the August newsletter, the HOA asked if any residents use the volleyball courts and asked if any residents thought the HOA should repair the posts. No residents responded, so the Board moved to have the volleyball net and posts removed rather than repair them.

In the August newsletter, the HOA asked if any residents would be interested in setting the tennis courts up for pickleball. Only one resident responded, so the Board decided to table the discussion until further notice.

The Board requested that the pool release be updated to include the language regarding in-home businesses. The pool release will now contain the language: **In-home businesses that provide services using the Common Areas must provide proof of proper insurance and sign a liability waiver indemnifying the Homeowners Association from any and all actions, suits, claims for relief, demands, damages and causes of actions of any kind and nature known and unknown. Any damages incurred are solely the responsibility of the business.**

The Board also discussed setting our HOA up as a Fire-Wise Community. The Board will be inviting a representative from Fire District 3 to attend a Board meeting. We will let residents know when the Board gets this scheduled.

The Board also accepted a bid to paint the new siding on the end of the Clubhouse.

Next meeting of the Board of Directors will be November 14 at 6:00pm in the clubhouse.

CC&Rs Corner Dogs Running Loose

Did you know that our CC&Rs specifically state that dogs must be maintained on a leash when not inside their own lots and are not allowed to roam unattended on streets, Common Areas or other resident's Lots? Please keep your dogs under control and do not allow them to run loose on the HOA streets or other residents' property.



POINT ON THE COMMUNITY

Halloween Tips to Trick or Treat...Safely

Halloween, a favorite holiday of most children, will be here before we know it. As the kids head out to show off their costumes and get bags full of candy, it is important to remember these safety tips.

All that Candy - Insist that your children postpone nibbling on any treats until they return home. To reduce their urge to munch, serve dinner before they head out to trick-or-treat. When your children return home, carefully inspect all treats. Discard any candy or other food items with a torn or missing wrapper. Homemade cookies, sweets, and fruit should only be kept if you know and trust the person who gave them to your child.

Dressing Up – To keep your child from tripping, make sure their costume fits properly. If your youngster insists on wearing a mask, be sure it allows ample room for breathing and seeing. Wigs and hats also can be a problem if not adequately secured. Avoid any costumes with overly long sleeves, scarves, or long belts that could dangle and catch fire in a jack-o'-lantern's candle. Add bright or light touches to your child's costume so that your youngster is more visible to others.

Door to Door and More - Every trick-or-treater should follow these rules: carry a flashlight, do not enter any homes without the permission of your parents, only visit those streets with which you are familiar, stay away from homes or doorways that are dark, keep to sidewalks and crosswalks and avoid cutting across lawns.

Kids on Their Own - If you allow your child to head out with friends without your supervision, the following rules should also apply: an agreed upon route should be followed, and he or she should return home at a time determined in advance. For safety's sake, make sure your youngster has a phone so that he or she can make an emergency phone call if necessary.

Alternatives to Trick or Treating - For many preschoolers or elementary school children, a viable alternative to door to door trick-or-treating is a private Halloween party. Join with neighbors, family, church, or school groups to plan a gathering that includes a costume parade, games, and of course, lots of treats to take home.

TOP 7 Halloween PET SAFETY TIPS

- ### 1. KEEP CANDY AWAY FROM YOUR PET!

Most people know that chocolate is toxic to dogs, but many pet owners forget that other types of candy can prove dangerous as well. Instead of taking an unnecessary risk by feeding your pet candy – offer your pet a treat, such as Bonies or Kitty Kaviar.


- ### 2. COMFORTABLE COSTUMES

Costumes can be an unnecessary source of stress and anxiety for pets. Get your pet to love their costume by keeping them relaxed with calming treats and supplements.


- ### 3. DANGEROUS DECORATIONS

Jack-o'-lanterns and dry ice can make for a fantastically spooky atmosphere – but they can also put your pet in serious danger. Instead- decorate with plush toys and other pet-friendly ornaments.


- ### 4. STAY VISIBLE WHILE OUTSIDE

Lights and colors can help ensure that drivers see your pet at night. Use brightly colored costumes, safety vests, or visibility lights to ensure your pet can be seen.


- ### 5. KEEP YOUR PET RELAXED

The havoc of Halloween can be stressful on its own. Keeping pets inside can help- but if the noise proves to be too much, consider getting a calming pheromone diffuser to make your pet feel at home despite the noise.


- ### 6. USE ID TAGS

Whether outside or indoors, Halloween festivities may scare or startle your pet and cause them to run away. Ordering a GPS tracker or ID tag can help reunite you both if he gets lost amidst the chaos.


- ### 7. KEEP CATS INDOORS

With drivers distracted by the festivities and mischief made by cults and vagrants- it's a good idea to keep your cat indoors to avoid potential dangers. There, you can keep your cat's attention with cat nip or a fun scratching post or cat tree.



**We hope that these tips help you keep your pet safe this holiday. How do you plan to keep your pet safe this Halloween?*

EntirelyPets.com® These safety tips brought to you by EntirelyPets Halloween Central.

POINT ON THE GOOD HEALTH

Reduce the Amount of Sugar Your Kids Get this Halloween

Halloween is the time of year when your sweet children can turn into sweet-toothed monsters when they have too much sugar. That is why it is important to implement strategies to keep them out of the candy jar.

With the prevalence of child obesity and diabetes, it's important to keep your kids on a healthy diet, even during holidays that focus around sweets.

Try to set limits to control how much candy your kids eat in a day. Also, don't leave the candy out in plain view where kids (and parents) will surely sneak a few pieces. Instead, store the candy in a high cupboard or other place where they won't have such easy access to it.

Here are some more tips for handling the Halloween treats:

- Before kids go trick-or-treating, try to serve a healthy meal so they're not hungry when the candy starts coming in.
- Know how much candy your child has collected and don't store it in his or her bedroom. Having it so handy can be an irresistible temptation for many kids.
- Consider being somewhat lenient about candy eating on Halloween, within reason, and talk about how the rest of the candy will be handled. Candy and snacks shouldn't get in the way of kids eating healthy meals.
- Be a role model by eating Halloween candy in moderation yourself. To help avoid temptation, buy your candy at the last minute and get rid of any leftovers.
- Encourage your kids to be mindful of the amount of candy and snacks eaten — and to stop before they feel full or sick.



POINT ON THE ROGUE VALLEY

Haunted Field Drama: "The Mystery of the Lady in Black"

On October 14th, October 20th and October 21st, Hanley Farm is hosting a haunted field drama titled "The Mystery of the Lady in Black". This should be a fun experience for the entire family. The gates open at 6:00PM, and the performances begin at 7:00PM and continue to 9:00PM.

This year, Hanley Farm is very excited to announce a partnership with Crater Renaissance Academy Drama to present "The Mystery of the Lady in Black" a haunting adventure under the moonlight. Join them for a dark walk guided by lantern through the fields of Hanley farm to experience an old-fashioned talk of a mysterious woman visitor to the old farm. Hold your little ones tight as you encounter talkative townspeople, a mysterious cornfield and labyrinthine cave. This family-friendly event (no gore) is intended for children 5-years and older, accompanied by an adult. With three nights of performances leading up to Halloween, this is a Hanley Farm tradition that is not to be missed.

Tickets are \$8 for adults and \$5 for children and SOHS members. Because of limited group sizes you are strongly encouraged to select your time slot and obtain your tickets online at <https://www.sohs.org/HF2018>



HIDDEN GROVE & GREEN VALLEY

COMMUNITY AND NEIGHBORHOOD BULLETIN BOARD

October Calendar of Events

10/05 – A Star is Born in Theaters

10/06 & 10/7 – Scarecrow Festival at Hanley Farm

10/08 – Columbus Day (Office Closed)

10/12 – Central Point School District Schools Closed

10/17-10/19 – No School for Central Point School District (Conferences)

10/24 – Full Moon

10/26 – Rogue Valley Business Resource Forum (FREE forum for small businesses. Please visit <http://roguebizforum.com/> for more information)

10/31 - Halloween



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. We can hold reservations for up to one week. In order to keep a reservation, we will need a signed agreement, the rental fee and a \$50.00 deposit.

2018 OCTOBER						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

2018 NOVEMBER						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

2018 DECEMBER						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
30	31					1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

Getting ahold of HGGV by Text Message

Sometimes, it is much easier to text rather than call. The HOA has set up this procedure to make things easier for residents and Lot owners, however, please note, this does not mean that the Association Manager or Board of Directors are available 24/7. Please text the HOA at 541-664-3996. Text messages will be dealt with as necessary. As always, please contact 911 with any true emergencies.

"There is a child in every one of us who is still a trick-or-treater looking for a brightly-lit front porch."

ROBERT BRAULT