

THE CENTRAL POINT

Hidden Grove & Green Valley
October 2019

"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

THANK YOU

A few weeks back at around 7:00am, one of our younger (toddler) residents walked out their front door while their parents slept. The child, who wouldn't talk to strangers, was spotted by a neighbor who immediately contacted Central Point Police.

At this point another couple of residents saw what was happening and offered to watch the child and keep them safe while the initial resident drove around the subdivision in hopes of finding the parents.

Three Central Point Police vehicles and Fire District 3 responded and began canvassing the subdivision and, with the help of another resident, found the parents who were reunited with their child.

This situation might have had a different outcome if not for the kindness of these residents, and the Board would like to send a huge shout out of appreciation to everyone who helped make sure this child made their way safely home.

Your Commitment as a Homeowner

Over the past several months, we have had to charge Homeowners fines for non-compliance for not following the guidelines outlined in the governing documents, and we would like to take a moment to let everyone know that not following the rules and regulations, can cost quite a bit of money, time and stress.

We are happy you have found a home in our Association. Living in a common-interest community like ours creates some unique obligations to the community and to other residents within it:

Read and comply with our governing documents.

You should have received a package of documents well before you closed escrow on your home, or when you signed your lease with your landlord. If you didn't, you can view them on our website under "governance" at hggv.org. Make sure you understand what's included in

them, particularly the rules about pets, parking, your home's exterior maintenance, paint and architectural guidelines.

Maintain your property according to established standards.

The neighborhood appearance can add value to all the homes within it, including yours, so it is important to keep landscaping neatly groomed and your home's exterior well-maintained.

Treat Association leaders honestly and respectfully.

Board members are homeowners—just like you—who have volunteered to give their time and energy freely to govern the community. While you should share your concerns about the community with them, do so in a way that's constructive, informative and helpful.

Attend Board meetings and vote in community elections.

Board meetings are open to all who wish to sit in and keep up with issues under discussion. The Association is a democracy, and your voice and vote can affect important issues.

Pay Association assessments and other obligations on time.

Your regular assessments pay for common-area maintenance, amenities and other shared expenses. If you don't pay on time, the burden for paying your portion of the Association's bills falls on your neighbors. Contact the manager if you're having problems to discuss alternative payment arrangements.

Ensure that tenants, visiting relatives and friends adhere to all rules and regulations.

If you are leasing your home, you're liable for maintaining the condition of the home and for the behavior of those who live in it. Make sure to screen tenants thoroughly and familiarize them with the community's rules.

Board of Directors Meets for September Meeting

On September 18th, the Board met for their July meeting.

The Board regretfully accepted the resignation of Sammi Jansen. The Board wishes her the best

in her new pursuits and hopes that she still finds time to attend Board meetings in the future.

Resident Lynn Bellus offered her services to the Board and was duly elected to the Board by the residents in attendance, and after the background check, was seated as Vice President. Welcome Lynn!

Once the full Board was in place, the Board approved the July meeting minutes as well as the financial reports.

The Board was happy to announce that HGGV is now a nationally recognized Firewise community. In order to maintain this status, the HOA needs to do one meeting a year which could occur during Board meeting. Additionally, our landscaping costs, cover the amount we spend to stay Firewise, and our professional landscapers are on board for being Firewise.

Regarding CC&R violations, the Board moved that:

Vehicles leaking oil – We will notify owners that obvious oil leaks in their normal street parking areas need to be mitigated. This is to preserve the structural integrity of our asphalt.

Stored vehicles – The Board will prepare a resolution for approval in November to amend our rules to address vehicles stored on the streets for periods of time that impact parking.

Expired tags – We will attach notices of rules violations and upcoming fines for vehicles with expired tags and notify lot owners by email or letter.

Lots with multiple vehicles – We will ask residents with multiple vehicles to identify them as daily drivers or make arrangements to store them properly in RV area or offsite.

The Board asked Carrie to get bids for replacement of the clubhouse carpet and paint. According the reserve study, these items have 1 year remaining useful life. The Board also asked Carrie to get bids to finish the area across from the clubhouse.

Next meeting of the Board of Directors will be Wednesday, November 20th at 6:00pm in the clubhouse.



Governing Documents Corner – Cobwebs

Did you know the Governing Documents discuss cobwebs? Specifically, under Home Maintenance, they state: Exterior maintenance shall include, but not be limited to, sweeping, window cleaning, cobweb removal, hornet, wasp and/or yellow jacket nest removal. This time of year, especially, cobwebs seem to be everywhere.



Although Hidden Grove/Green Valley remains one of the safest neighborhoods in Central Point, a few weeks ago some residents had their cars broken into and their belongings stolen. Because many of the cars were left unlocked, we believe that they were the target of thieves seizing the opportunity to steal from cars without having to break windows or locks, however, we thought this would be a good place to outline how to protect yourself and your valuables.

Keeping Your Home and Valuables Safe from Burglary

- Lock all your doors no matter how briefly you'll be away from home.
- 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.
- Make sure your post light along the sidewalk comes on at night and keep your front porch light on all night, even when you're out of town. Not only does it signal that someone is home, it also makes it harder for vandals to hide among the shadows.
- Put on Your Walking Shoes. Take time to casually patrol the community for anything suspicious or unusual. When more residents regularly walk around the neighborhood, it helps scare off hooligans who are afraid of getting caught in the act.
- 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.
- Experts agree that hiding a key somewhere outside your home is a bad idea. Burglars, or anyone who may have seen you hide the key, will know where to find it. Instead, give a key to a neighbor.
- "John, I've gone to pick up your sister. I'll be home at 3:30. -Mom" This note also means, "Burglar, this house will be unoccupied for 45 minutes. Help yourself."
- If you're going to be out of the house for a short time, leave a television or radio on to create a sense of activity and presence.
- Picking up litter and keeping trees, bushes and lawns trimmed not only makes the neighborhood look better, it also sends the message that our residents are diligent about keeping the neighborhood a respectable place to live.

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.

If you happen to be a victim of a crime, please report it to the Central Point Police at (541) 664-5578. They will step up their patrols of our neighborhood if they think it will help. Check Craigslist, local pawn shops, swap meets and yard sales for your belongings. Also, marking your valuable personal property won't prevent it from being stolen, but it will help you get it back if it is. Photographing items will make it easier to retrieve them from the police if they are recovered and will aid in making an insurance claim if they aren't.

If you notice a crime or a suspicious activity, regardless of how small the incident may seem, notify the office and the police immediately. If you have cameras around your home and are notified of activity during the night, please contact the police as soon as possible. The last time burglars were in the neighborhood, there were here for over 30 minutes. If someone had notified the police sooner, they may have been caught.

Of course, only call 911 if it is an emergency; otherwise, contact the Central Point Police on their non-emergency line at 541-664-5578, non-emergency dispatch at (541) 776-7206 or through their app.

Personal Safety in Hidden Grove/Green Valley - See Something, Say Something.

Let's all work together to help eliminate neighborhood crime. There are things we all can do to keep our neighborhood a safe place for everyone. Although none of us wants to "snoop" on our neighbors, there are some things that just do not make sense. Please watch out for these activities in our neighborhood and report them to the police non-emergency number **(541) 664-5578** or non-emergency dispatch: **(541) 776-7206**.

- Someone running from a car or home.
- Someone screaming. If you can't explain the screams, call law enforcement and report them.
- Someone going door-to-door in the neighborhood or looking into windows and parked cars.
- Someone asking about current or past residents.
- Someone wandering through the neighborhood with no apparent purpose.
- Unusual or suspicious noises that you cannot explain, such as breaking glass or pounding.
- Vehicles moving slowly without lights or without an apparent destination.
- Business transactions conducted from a vehicle. This could involve the sale of drugs or stolen goods.
- Someone walking or running while carrying property at an unusual time or place.
- A stranger entering or removing property from a neighbor's home when they might not be home.
- A stranger in a car who stops to talk to a child.

Protecting Your Car and What's Inside - How to Give a Thief a Hard Time

The National Automobile Theft Bureau (NATB) recommends the following precautions:

- Keys should be carefully guarded.
- Cars should be parked in a well-lighted area with all windows closed and doors locked.
- Put packages or valuables out of sight: expensive items in full view invite theft.
- Residents with a garage should use it and lock both the vehicle and the garage.
- Any theft deterrent devices should be activated.
- Licenses or other identifying papers that a thief could misuse should never be left in the car. Keep these items in your wallet or purse.

Central Point Police Department VACATION HOUSE CHECK

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. Ask a neighbor to keep the door and porch clear of delivery notices, newspapers and fliers. Let your neighbors know how to reach you in case of an emergency. You can also contact the Central Point Police Department to have them do a free "Vacation House Check" on your home. Visit the Central Point Police website for more information.

Central Point Police App

The Central Point Police Department has a free mobile app allowing members of the community to easily connect with them using their smartphones and tablets.

The new app allows the Central Point Police Department to quickly disseminate emergency alerts, provide notifications regarding missing persons, stolen vehicles, wanted subjects and other police department news and updates. In the event of an emergency, app users can receive instant notification via their mobile devices.

Citizens can easily send information regarding various ordinance violations, provide crime tips, report suspicious activities and even attach images, such as graffiti. This can all be done anonymously if preferred.

Anyone using android, windows or apple platforms can download the app by simply going to the app store and searching for the Central Point PD app.

The Central Point Police Department app is not meant to replace calling 911 for crimes and emergencies in progress. If you are experiencing an emergency, you could continue to call 911.



Community and Neighborhood Bulletin Board

OCTOBER CALENDAR OF EVENTS

- 10/05 – Battle of the Food Trucks in Pfaff Park
- 10/11 – Central Point Schools Closed
- 10/13 – Full Moon
- 10/14 – Columbus Day (office closed)
- 10/16-10/18 – Central Point Schools Closed
- 10/26 – Pumpkin Fest at Hanley Farm
- 10/31 – Halloween



AT THE EXPO

FREE ADMISSION

Show your support to local small business. Kids can trick or treat and the parents can shop!
October 27th 11:00am to 5:00pm

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.

FREE ADMISSION!

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BATTLE OF THE



FOOD TRUCKS

2019

10.05.2019 | **ROBERT PFAFF PARK**
11AM-3PM | **CENTRAL POINT, OR**

FOOD/MUSIC/BEER

CENTRALPOINTOREGON.GOV/BATTLEOFTHEFOODTRUCKS



The HOA would like to know if there is enough interest in beginning a Neighborhood Watch program. If you are interested in learning about and participating in a Neighborhood Watch, please contact the office.

"Halloween wraps fear in innocence, as though it were a slightly sour sweet. Let terror, then, be turned into a treat ..."

- Nicholas Gordon