

The 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

Check out our website at www.hggvhoa.com

Annual Meeting January 15th, 2025 at 6pm in the Clubhouse



Board of Directors Meets for November Meeting

On November 20th, the Board met for their November meeting. With ongoing parking concerns, the Board voted to amend our Rules and Regulations. Section 9 – Vehicles. The budget was also presented and approved. HOA monthly dues and monthly RV/Storage spaces have increased. Letters have been mailed to all residents informing you of the following changes. These changes will become effective January 1st, 2025. If you have any questions or concerns, please attend our next annual meeting.

Section 9 – Vehicles

a)The speed limit within the Subdivisions is ten (10) MPH. Residents and their guests are required to adhere to the speed limit of ten (10) MPH. If speed violators are reported to the Homeowners Association, the responsible Lot owner may be fined.

b)Parking is allowed on only one (1) side of the streets. Signs are posted, and curbs are marked. Vehicles parked in "No Parking Fire Lane" areas or in front of fire hydrants will be reported to the Central Point Police Department. Vehicles must be parked so they do not pose a safety hazard, block any resident's driveway or restrict the traffic flow of any vehicles.

Vehicles in violation will be subject to towing without notice. Temporary allowances can be made with manager pre-approval.

c)No person shall stand or park a vehicle in a street other than parallel with the edge of the roadway, headed in the direction of lawful traffic movement and with the curbside wheels of the vehicle within twelve inches of the edge of the curb.

d)Motorcycles, passenger autos, vans or pickup trucks of the size of one (1) ton or less may be parked within the Subdivisions. Large commercial vehicles are allowed as may be reasonably incidental to services being performed or deliveries being made. All other vehicles shall not be parked within the Subdivisions, except for within the RV storage area. Semi-truck tractor units may be left on the street for one (1) hour to accommodate loading and unloading of the cab.

e)Major overhauling or repairs of vehicles, boats or other equipment shall not be permitted. Minor repairs, such as tune-ups, are permitted but shall not include oil changes, lubrication or the use of any hazardous materials. Vehicles must not remain under repair for more than three (3) days and must be maintained in a clean and orderly manner. No equipment, engines, motors, etc. shall be washed anywhere in the Subdivisions. Vehicles leaking gasoline, oils, coolant, etc. must be repaired and spills must be cleaned up promptly. Inoperable vehicles or vehicles with expired registrations shall not be parked within the Subdivisions except within the RV storage area.

f)Parking of boats, trailers, trucks (other than pickup trucks), campers, recreational vehicles and like equipment shall not be allowed on any part of any Lot nor on streets except within the confines of an enclosed garage, storage carport or behind a screening fence or shrubbery tall enough to screen the vehicle from view which shall in no event project beyond the front walls of any dwelling or garage. Recreational vehicles and boats may be left on the Lot for twenty-four (24) hours to accommodate loading and unloading.

g)All recreational vehicles and boats shall be stored or otherwise parked in a designated space in the RV storage area. No recreational vehicles or boats shall be stored in the Mini Storage Unit area without express permission of the Homeowners Association.

h)Off-road vehicles, such as ATVs, snowmobiles, dirt bikes, etc., may not be operated on the streets within the Subdivisions.

i)Parking is not permitted on sidewalks and yards. Parking on the street is confirmed to a driveway, carport or garage. The sidewalk must remain clear for pedestrian use. Parking on a yellow line is to be used for immediate loading and unloading ONLY.

j)Street parking is a common element of the subdivision. The owner or resident of the property adjacent to a street parking space is not entitled to use it as an exclusive space to park your vehicle.

k)Residents equipped with a driveway and/or carport must utilize this space as primary vehicle parking. If a driveway or carport is non-existent at a given residence, and/or the carport is fully occupied by vehicles, street parking may be used for additional overflow parking. Streets with designated parking spaces/lines must park ONLY within the

designated parking space.

l)Parking in a common element street space is limited to seventy-two (72) hours. Vehicles parked for more than 72 hours may be fined or towed at the owner's expense.

n)Enforcement:

a)Vehicles found in violation of this resolution are subject to fines and towing for each occurrence.

b)The first violation will result in a "Notice to Correct." The Notice to Correct shall describe the nature of the violation; the proposed fine or other sanction to be imposed (including towing); the right to request a hearing within 10 calendar days of the date of the letter; and that the proposed fine or other sanction will be imposed unless a request for hearing is received within 10 days of the date of the letter. If the Managing Agent receives a request for a hearing within the time limit, a date and location will be established, the owner notified and any fines or other sanction for the violation will be held in abeyance until after the hearing.

c)If no hearing request is received, a fine of \$100 will be charged to the owner. Fines relating to parking violations occur daily. For example, the same vehicle parked in violation for 5 consecutive days is subject to 5 fines, even if the vehicle is moved from one violating location to another.

MONTHLY HOA DUES

\$90.00 a month (\$20 increase)

CC&Rs Corner - Post Lights and Holiday Decor



Did you know that the CC&Rs require that residents keep an approved light bulb in their post light and that it must come on at night? Because the Association would like our streets to be adequately lit for the safety of our residents, we require that all post lights have white lights. If you would like to add red or green lights to your home for Christmas, please put those on your porch or house lights. Please have all Christmas/Holiday decorations removed by January 15th, 2025. Sprinklers must be turned off from November 1 through March 31.

IF YOU SEE SOMETHING SUSPICIOUS

Call the police non-emergency dispatch number 541-776-7206. We can all do our part to keep our neighborhood a safe place to live.

SLOW DOWN TO 10 MPH & Drive Safely



COMMUNITY AND NEIGHBORHOOD HAPPENINGS

Hidden Grove/Green Valley Homeowners Association December 2024



POINT ON THE COMMUNITY

HIDDEN GROVE GREEN VALLEY SUBDIVISION

SECOND AMENDED AND RESTATED RULES AND REGULATIONS

Clubhouse	Minimum \$250 refundable deposit, at the discretion of the manager, not to exceed \$500.00. If everything is undamaged, if the cleaning checklist has been completed, and if the renter does not misstate the purpose of their event, the deposit shall be refunded. Renter must be a resident, current on dues and RV and Mini Storage fees. \$100 non-refundable usage fee per rental.
Mail Box Key	Issued by Central Point Post Office
Mini Storage Units	Large Storage Unit – 8’ x 10’ - \$55/month Small Storage Unit – 5’ x 10’ - \$45/month Mini Storage Unit Area key is \$10; lost key charge is \$50 Requester must be a resident, current on dues and RV fees
Pool Area	Pool Area key is \$25 Requester must be a resident, current on dues and RV and Mini Storage fees.
RV Storage Area	\$50/space/month RV Storage Area key is \$10; lost key charge is \$50 Requester must be a resident, current on dues
Tennis Court	Tennis Court key is \$25 refundable; lost key charge is \$50 Requester must be a resident, current on dues and RV and Mini Storage fees.

POINT ON HEALTH

Staying healthy during colder months is the first step in making sure you can enjoy all the activities the season brings.

When you are indoors more during the fall and winter, you may be closer to other people. This can increase your chances of catching viruses that cause colds, the flu, or COVID-19. Dry winter air can also weaken natural mucus barriers in the nose, mouth, and lungs, where viruses can enter the body.

Get a flu shot

Each year, the seasonal flu sickens millions and causes thousands of hospitalizations and flu-related deaths in the U.S. The Centers for Disease Control and Prevention recommends a yearly flu vaccine for everyone 6 months of age and older. Flu vaccines are updated each year to best protect against new strains of the flu virus.

Reduce the spread

To help reduce the spread of the flu, colds, and other viruses, including COVID-19, you should:

Wash your hands frequently. It is the best way to protect yourself from catching illnesses.

Wipe down surfaces around you with a sanitizing cleaner.

Keep a distance from those who are sick.

Avoid touching your eyes, nose, and mouth.

Stay hydrated, so you can flush toxins out of your system.

Get enough sleep to keep your immune system strong.

Make nutritious choices

Eating a diet full of vegetables, fruits, lean protein, and whole grains can also help you stay healthy during the colder months. Consider treats that will satisfy cravings but have less fat and added sugar, and also keep an eye on portion size. When making your food shopping list during the holidays, think about healthier alternatives to traditional comfort foods.

Stay active

Shorter days and colder weather may lead you to exercise less. But even moderate exercise, like a brisk walk, raking leaves, or climbing stairs, can help. Physical activity can help you maintain or lose weight, reduce anxiety, lower blood pressure, and improve your quality of sleep.



POINT ON YOUR SAFTY

Safety Tips for Winter Road Trips

Preparedness is paramount when it comes to road trips year-round, and hitting the road for a long drive during winter months is no exception. With an increased risk of potential driving hazards like sleet, snow, strong winds and frigid temperatures, it's a good idea to think about ways to ensure you'll travel safely.

Consider the following tips when preparing for your winter road trip:

- **Invest in an emergency kit for your vehicle.** Available at most major retailers, these kits are relatively inexpensive and contain items like flares, booster cables, flashlights, ponchos and first aid supplies for minor injuries.
- **Develop a contingency plan.** Create a strategy for dealing with a flat tire, vehicle accident, dead battery or other potential travel delays. Keep a hard-copy list of people or businesses to contact for help should you need it.
- **Stay in touch.** Check in with a designated contact during your journey with updates on your location, delays encountered or unexpected situations that require longer travel time. When driving, remember always to pull off the road before using your cell phone.
- **Check the local weather report before heading out.** Winter weather can be tricky and forecasts aren't always accurate. You can double check your destination's weather history on a variety of websites to determine typical conditions to expect in that area during your travels.
- **Store warm clothes and blankets in your vehicle.** Be prepared to stay warm if you're stuck for extended periods by keeping a blanket or two in your car. Also, pack a small travel case with snow boots, socks, gloves, a scarf, hat and heavy sweater in case you need to leave your vehicle.
- **Review your travel route without GPS.** Read through detailed driving directions, including alternate routes, so you know your options. Also consider keeping a map handy in case your navigation system is compromised during your trip.



How to Deter Thieves during the Holiday Season

December is here and, with the holidays just around the corner, many of us let our guard down creating an opportunity for thieves to steal our belongings.

Here are some tips to make sure your personal property does not end up in the wrong hands this Christmas.

1. **Leave the Lights On.** Many people look forward to visiting family or taking a trip while the kids are out of school over the holidays — and thieves might be looking forward to your trip, too. Unoccupied houses can be potential targets for burglary, but hiding the signs of vacancy may fool thieves into thinking you're still home. Leaving lights on, asking a neighbor to get your mail and setting automatic timers on holiday lights and decorations may give the appearance of being home, says the Central Point Police Department (CPPD). It may also be a good idea to do a home security check and consider making any necessary updates before you leave.
2. **Lock your door.** Our parents always told us this as kids, but sometimes we let our defenses down because we feel like we live in a safe neighborhood. Statistics gathered by ADT Security company show that 40% of all burglaries are through unlocked doors and windows. The first, and perhaps most important, step in keeping your home safe is to be vigilant about locking up. When leaving your home, keep in mind that thieves don't always enter through the front door. Check that *all* your doors *and* windows are locked when you are not home.
3. **Keep your garage door closed and locked and any garage door openers hidden and locked in the car.** Often, we keep our garage door open while we are working in the yard, or while our kids are outside playing. Experts agree that this is never a good idea. Often, criminals will drive through residential neighborhoods and take an inventory of what they see inside garages with a plan to come back later.
4. **Display the Christmas tree – NOT the Christmas gifts.** It is uncomfortable to realize that while we are away thieves may look through our windows. They do and especially this time of year. Make sure that your curtains are tightly closed while you are away.
5. **Think carefully when putting out your trash or recycling.** Often thieves or burglars may look through our garbage to try to figure out what we have purchased. If you have boxes that indicate that something expensive might be in the house, consider taking the box directly to the recycling center.

All it takes is one thief's determination to potentially ruin your holiday. Remain vigilant this Christmas and practice the above safety precautions.



HIDDEN GROVE & GREEN VALLEY BULLETIN BOARD

December Calendar of Events

- 11/29 – New Years Eve - Holiday Lights Tour of Greystone Court and Cherry Lane in Medford
12/07 – Community Christmas – Central Point Pine Street -5pm
12/07 – Victorian Holiday Parade – Jacksonville – 10am
12/07 – Medford Winter Lights Festival – Pear Blossom Park – 4:30-6:30pm
12/07-12/08 – Providence Festival of Trees – Medford Armory – 9am-4pm
12/13 – BFRA Navidad en México – Oakdale Middle School – 7pm
12/25 – Merry Christmas! – Office Closed.
12/25 to 01/02 – Hanukkah Festival of Lights
12/31 – New Years Eve



Yard and Lawn Care Corner

Yard and Lawn Care Corner To Do in December

(From TodaysHomeowner.com) In December, many of us turn our attention to the holidays. We can begin to find some rest in December, however on sunny days it's good to get outdoors and to take care of a few gardening chores during the month.

Lawns: Even cool-season grasses are going dormant by now. Keep leaves picked up, or mulch some into the lawn. Minimize the stress on your lawn by raking gently.

Avoid walking on frozen grass.

Shrubs and Trees: Prune dormant trees and shrubs, and winter-flowering shrubs after they finish blooming. If you planted new trees this fall, inspect the stakes and guy wires to make sure they're still straight and firm.

Fruits and Vegetable Gardens: Prune grapevines. Plant winter vegetables such as spinach, broccoli, cabbage, and lettuce. On sunny days, you can prepare beds for planting in the spring.

Cleanup and Maintenance: Bring garden tools indoors and be sure to clean and oil them thoroughly. Winterize all lawn and garden equipment according to the manufacturer's instructions. Make sure your garden hoses are drained and put away.



"Of all the months of the year there is not a month one half so welcome to the young, or so full of happy associations, as the last month of the year."

— Charles Dickens