

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 February 19th, 2025 at 6pm in the Clubhouse

Homeowner Rights & Responsibilities

As a homeowner in our association, you have certain rights—and responsibilities.

You have the right to . . .

- A responsive and competent community association.
- Honest, fair, and respectful treatment by community leaders and managers.
- Attend meetings, serve on committees, and run for election.
- Access appropriate association records.
- Prudent financial management of fees and other assessments.
- Live in a community where the property is maintained according to established standards.
- Fair treatment regarding financial and other association obligations, including the opportunity to discuss payment plans and options before the association takes any legal action, and the right to appeal decisions.
- Receive all rules and regulations governing the community association—if not prior to purchase and settlement, then upon joining the community.

You also have the responsibility to . . .

- Maintain your property according to established standards.
- Treat association leaders with honesty and respect.
- Read and comply with the rules and regulations of the community and ensure that your tenants and guests do too.
- Vote in community elections and on other issues.
- Pay association assessments and charges on time.
- Contact association leaders or managers, if necessary, to discuss financial obligations and alternative payment arrangements.
- Request reconsideration of material decisions that personally affect you.
- Provide your current contact information to the association so you receive all information from the community.

Pet Rules for HOA Harmony

Our association is proud to be pet-friendly, and we're happy your four-legged family members are part of our community. Of course, like any good neighbor, it's important that these pets don't create an unpleasant environment for everyone else. To avoid unnecessary disputes and potential rule



violations, here are some guidelines owners should follow to ensure their furry friends continue to be a welcome addition to the neighborhood.

Read the Rules: While we welcome pets in our association, we have a few rules and requirements. Please check our website or the association's governing documents for more information.

Service animals are exempt from the association's pet requirements. However, please contact the board or manager to ask for an accommodation to keep a service animal. Proof of the service animal's training or a doctor's certification may be required.

Keep it Clean: No one wants to see, smell or accidentally step in the "gift" your dog left on the grassy common area. So when your dog needs to go, be sure to properly dispose of it, preferably in a pet waste disposal can. Not only will this keep our community looking better, but it will help keep ground water clean and help prevent the spread of fecal-borne diseases.

Quiet Down: Pets will be noisy from time to time. However, when loud barking or meowing becomes annoying to neighbors, it's time to help your pet become less talkative. First, try to find out what causes your pets to get vocal: Do they get noisy when they've been alone and bored all day and need some playtime? Have they gone through a stressful change in environment recently? Are they suffering from health issues? Do they simply like saying "hello" to every squirrel, person or car that passes by? When you've identified the cause, take remedial actions such as confining them to an area where they feel calm while you're away, removing or blocking as many stimuli as possible, exercising them more and spending more time with them.

You can also take them to a professional or search online for tips on how to train your pets not to get too noisy.

No Wandering: For the safety of your pets as well as all residents, please do not allow your pets to roam unattended outside. Along with helping protect your pets, leashing your dog is the law.

You've joined us, now join in!

Have you attended our Board meetings in the past?

The Board would like you to consider becoming a Board Member. There is currently one open position on the Hidden Grove/Green Valley Board of Directors.

The Board dedicates their time and talents to making Hidden Grove/Green Valley a better place for all of us to live. Our Board is charged with maintaining, preserving, and enhancing the common assets of our association.

Certainly, the investment you have in your home is worth a little involvement. Board Members have a tremendous opportunity to work together to achieve common goals that benefit everyone and make thriving in our association a bit easier.

Start thriving today... get involved, stay informed and do your part.

You won't be sorry!

If you are interested in joining the HG/GV Board of Directors, please submit something in writing to the office (either in person or by email to office@hggv.org) by February 15th, 2025. A vote for Board Members will be held on February 19th, 2025 at 6pm.



HOA REMINDERS

We want your Feedback!

Updated Rules and Regulations

Please review, Section 9 – Vehicles in Rules and Regulations. Non-compliance notices effective January 1st, 2025.

NO Soliciting

Solicitation of the Homeowners Association residents shall be prohibited with the exception of local children conducting legitimate fund-raising projects.

Clubhouse Rental Agreement Changes

The HOA will no longer provide paper towels for clubhouse rentals. Please remember to bring these if necessary. Two

food service cloths will be provided per rental.

Key Fobs

Key fobs were ALL deactivated January 2nd, 2024. A new key agreement needs to be signed prior to activation. Please visit or email the office for new agreement. Thank you.

HOA Dues/Fee Schedule Increase effective January 1st, 2025

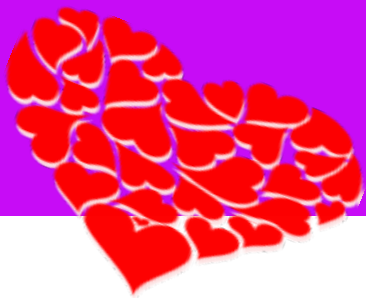
HOA dues will increase to \$90 a month
Large Storage Unit will increase to \$55 a month

Small Storage Unit will increase to \$45 a month

CARE FOR THE KIDS — SLOW DOWN TO 10 MPH & DRIVE SAFELY

COMMUNITY AND NEIGHBORHOOD HAPPENINGS

Hidden Grove/Green Valley Homeowners Association February 2025



POINT ON HEALTH

Celebrate American Heart Month Together: Join the #OurHearts Movement

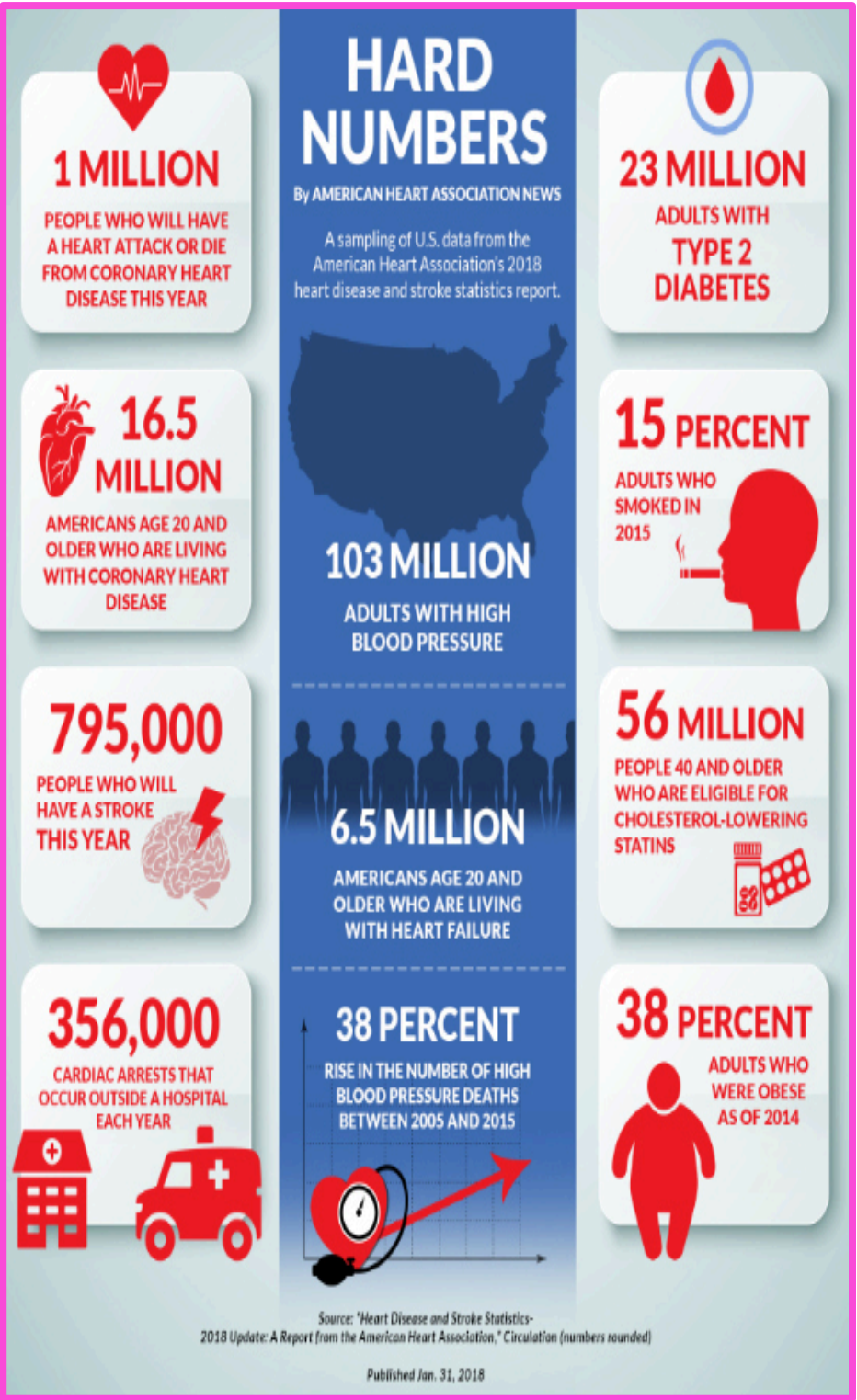
Did you know that people who have close relationships at home, work, or in their community tend to be healthier and live longer? One reason, according to the National Heart, Lung, and Blood Institute (NHLBI), is that we're more successful at meeting our health goals when we join forces with others. NHLBI launched the #OurHearts movement to inspire us to protect and strengthen our hearts with the support of others.

Heart disease is the leading cause of death for both men and women in the United States. About 90 percent of middle-aged people and more than 74 percent of young adults have one or more risk factors for heart disease, such as diabetes, high blood pressure, high blood cholesterol, or being a smoker or overweight. Having multiple risk factors increases your risk for heart disease.

Why Connecting is Good for Your Heart

Feeling connected with others and having positive, close relationships benefit our overall health, including our blood pressure and weight. Having people in our lives who motivate and care for us helps, as do feelings of closeness and companionship.

Invite family, friends, colleagues, or neighbors to join you in your efforts to be more physically active. **How much is enough?** Aim for at least 2½ hours of physical activity each week—that's just 30 minutes a day, 5 days a week. In addition, do muscle strengthening exercises 2 days a week. Can't carve out a lot of time in your day? Don't chuck your goal, chunk it! Try 10 or 15 minutes a few times a day.



POINT IN OUR COMMUNITY

Do you Have Anything to Share in the Newsletter?

Putting together the HGGV newsletter, The Central Point, is quite challenging considering there is so much more to include in it than we do. Many residents have interesting news to share about upcoming events, personal milestones, issues of community interest, etc., but we never hear from you.

Between our manager and the Board of Directors, we try to include items in our newsletter that not only inform owners and residents of important business matters before the Association, but we also attempt to help educate our members on some of the ongoing challenges that our Association faces. Issues such as the budgeting process and CC&Rs enforcement are included throughout the year to help readers understand some of the complexities of running our Association.

These educational articles are important, but don't forget that our newsletter is one of the best communication tools available in our community. To help our newsletter become more community-specific we need to hear from YOU. If you would like to contribute, please do not hesitate to contact our manager or email ideas to hggv.office@gmail.com.



POINT ON HEALTH

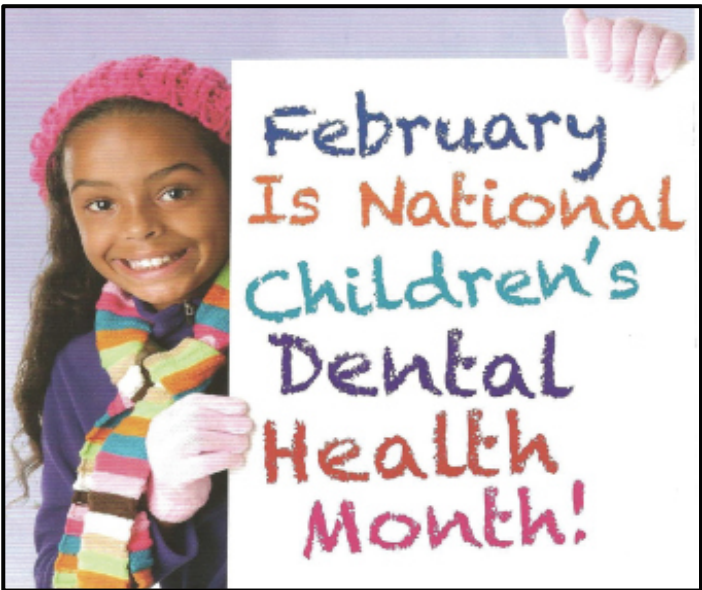
February is National Children's Dental Health Month (NCDHM)

Every day should be about children's dental health. This year, in place of the traditional posters, the American Dental Association is offering new materials to celebrate and promote children's dental health, not only during the month of February, but all year long.

Posters are available for digital download in two designs and two sizes: 8.5"x11" and 11"x17". Matching coloring sheets in two designs are offered in 8.5"x11". All materials are available in English and Spanish.

In addition, the ADA's 2025 [Brushing Calendar](#) is available now for digital download. This 12-month calendar is valuable year-round for promoting healthy behaviors like brushing twice a day with a fluoride toothpaste to help prevent dental disease.

If you have questions or concerns, please email ncdhm@ada.org.



POINT IN OUR COMMUNITY

Central Point Community Gardens

If you are interested in reserving a plot, review and sign a contract and bring it by Central Point City Hall to complete the reservation. For more information call (541) 423-1012.

Do you want to grow your own vegetables, flowers and other plants but you don't have the room? Now you can! Plots may be available at Don Jones Memorial Park. Every garden plot has its own water hook up so you can use a water timer for a low maintenance garden. Save money at the grocery store by growing your own food. Plots are available at two locations: Hanley Farms and, right by the clubhouse, Don Jones Memorial Park.

The garden plots at Don Jones Park are located directly across from the tennis courts. The plots are either 10' x 10' or 10' x 20' size. The smaller size plots are \$25 and the larger are \$50. Don Jones Memorial Park is located at 223 West Vilas Road, Central Point, OR.



Hidden Grove/Green Valley Homeowners Association

4901 Hamrick Road, Central Point, OR 97502

541-973-9292 • office@hggv.org

Hidden Grove & Green Valley COMMUNITY AND NEIGHBORHOOD HAPPENINGS

February Calendar of Events

1/31-2/01 - American Cornhole Organization (ACO)
Medford Major – Rogue X -
2/01 (Noon) -2/02 (4PM) – Winter Candyland - Padgham
Pavilion @ The Expo
2/07 – Rogue Valley Symphony – Craterian Theater –
7:30PM
2/07 – Love Market Valentine's Pop Up Shop – 312
Middleford Alley– 5-9PM
2/08 – S.O. Derby Game– Medford Armory – 6PM
2/14 – Happy Valentine's Day!
2/15 – Lunar New Year Celebration - 2025 Year of the Snake
– Jacksonville – 10AM-3PM
2/16 – Vine & Shine! Brunch @ Paschal Winery – 11:30AM-
1PM
2/17 – Office CLOSED in Observance of Presidents' Day
2/19 – R.E.S.P.E.C.T. @ The Craterian – 7PM
2/21 – Third Friday Medford - Downtown Medford – 5-8PM
2/28-3/02 – Monster Truck Nitro Tour - Seven Feathers
Event Center @ The Expo

Board Meetings 2025

Every third Wednesday of every other month at 6PM

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"In the best of all possible worlds, February 14 is a pleasant and sentimental opportunity to lavish your partner with attention, or move your relationship to the next level."
— **Pepper Schwartz**

Yard and Lawn Care Corner

To Do in February

(from [Todayshomeowner.com](https://www.todayshomeowner.com))

Regardless of if the groundhog says we have 6 weeks of winter left or if spring is right around the corner, February is still considered a winter month. Throughout the month, watch forecasts closely to protect new plants from surprise late frosts – February is known for unpredictable weather and seasonal indecision. February remains a winter month, with most plants either still dormant or just beginning to stir. Many of the chores from the January To-Do List can be continued along with the following items.

Maintenance

Till your garden soil and work in amendments. Use postemergence herbicide on growing weeds and apply preemergent crabgrass control when soil temperatures reach 55° F for four or five days. February is also a good month to apply pre-emergent weed control in areas you would like to keep free of weeds for the rest of the year.

Trees and Shrubs

Prune your roses as buds begin to swell and leave winterized roses covered until all danger of a hard frost has passed. February is also a good month to plant bare-root roses. Prune any trees or shrubs damaged by winter storms.

Perennials and Bulbs

Look for early bulb sprouts as a sign of spring! Prune or mow ornamental grasses if desired. Ornamental grasses can also be planted this month.