

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

How Your HOA Works

How they work together to uphold the mission of HGGV HOA

The mission of the board of directors is to provide for the safety of our residents, maintain the common property and protect our home values. Several elements work together to carry out this mission.

Governing Documents

Every association has rules we all need to follow. For instance, where can we park? How must our landscaping be maintained? And what choices regarding color, styles, etc. do we have regarding the exterior décor of our homes?

When HGGV was initially developed, the developer filed with the State of Oregon and Jackson County a series of documents designed to answer these questions and spell out the duties of our board of directors and the responsibilities of the Lot owners. Those documents are often referred to collectively as the governing documents.

Our association's governing documents were written to preserve the appearance of the community, protect our common property and protect the value of our individual homes. Some residents focus on the "pain in the neck" aspect of our governing documents, but by doing so they miss their real purpose. If we had no architectural controls (as spelled out in the CC&Rs) or no ability to correct violations of the Rules & Regulations, there would be no harmony and ultimately our community and our property values would suffer. In other words, the CC&Rs are good business. They help ensure that our property values are maintained, and our investments are protected.

When you purchased your home in our association, you became contractually bound to abide by the CC&Rs. Please review them and ensure you are in compliance. If you rent your home to tenants, it is your responsibility to ensure that they follow all CC&Rs. Please make sure your tenants are aware of our CC&Rs. They can easily be found on our website at: www.hggvhoa.com

Board of Directors

What gives the board of directors the right to tell residents what to do? In a nutshell: state law and the governing documents.

The Oregon Planned Community Act ("PCA"), Or. Rev. Stat. § 94.550, et. seq. includes numerous provisions governing the formation, management, powers, and operation of residential planned communities in Oregon.

Our governing documents obligate the

Board Meeting

19 March 2025
6:00PM at the Clubhouse

JOIN US TO DISCUSS POTENTIAL PROJECTS:

- DOG PARK
- OUTDOOR GYM
- COMMUNITY GARDEN



association to preserve and protect the assets of the community. To enable the board to meet this obligation, the governing documents empower the board to define the process for adopting and enforcing rules.

Remember, however, that the board can't make or enforce any rule that is contrary to the governing documents, local ordinances, state law or federal regulations.

Association Manager

Our manager has two primary responsibilities: to manage the association's daily operations and, under direction of the board, enforce the rules as outlined in the governing documents.

While the manager works closely with the board, she is an advisor—not a member of the board. Also, the manager is not your advocate with or conduit to the board. If you have questions, the manager can help; if you have a concern, present it directly to the board.

The manager does not set policy. If you disagree with a policy or rule, you'll get better results addressing the board than arguing with the manager.

Although the manager is available to residents,

that doesn't mean that she is available 24 hours a day. If you need to see the manager, come to the office Monday through Friday 8:00am – 1:00pm. If a matter is an emergency, please call 911.

The manager is responsible for monitoring contractors' performance, but not supervising them. Contractors are responsible for supervising their own personnel. If you have a problem with a contractor, notify the manager, who will forward your concerns to the board. The board will decide how to proceed under the terms of the contract.

The manager inspects the community regularly, but even an eagle eye won't catch everything. Your help is essential. If you know about a potential CC&Rs violation, please report it to the manager.

Why attend HOA board meetings?

- Stay informed: Learn about community matters, such as the budget, upcoming assessments, and proposed rule changes
- Participate in decision-making: Attend meetings to vote on budgets, elect directors, and amend governing documents
- Voice concerns: Bring up issues that may not be addressed if you don't speak up
- Get involved: Introduce yourself to neighbors and work together to address issues
- Understand the decision-making process: See how the board makes decisions and how those decisions may impact your community

What to expect at HOA meetings

- Open meetings allow owners to attend and observe the board's debate
- Owner-input sessions during board meetings
- Announcements of board meetings are usually posted in the development and may also be sent by mail or email

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.

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 March 2025



POINT ON HEALTH

Preventing Seasonal Flu

There is no current evidence that Americans are about to face an influenza pandemic. That's the good news. The bad news: Most experts say it's not a matter of if but when we will have to contend with an influenza pandemic. Next month, next year or five years from now, it's just a matter of time.

Take everyday preventive actions to stop the spread of germs.

Take actions every day to help stop the spread of germs. Getting a flu vaccine is the most important.

- Take other preventive actions in addition to vaccination that may help reduce the spread of viruses like flu.
- Avoid close contact with people who are sick.
- If you are sick, limit contact with others as much as possible to keep from infecting them. For flu, CDC recommends that people stay home, for at least 24 hours, until both are true: your symptoms are getting better overall, and you have not had fever (and are not using fever-reducing medication)*. About Preventing Spread of Respiratory Viruses When You're Sick | What To Do If You Get Sick.
- After these two criteria are met, there are some additional precautions that can be taken to protect others from respiratory illness.
- These include taking steps for cleaner air and hygiene practices like cleaning frequently touched surfaces.
- More information is available about core and additional prevention strategies.
- Cover coughs and sneezes.

Cover your nose and mouth with a tissue when you cough or sneeze. Throw the tissue in the trash after you use it.

- Wearing a mask is an additional prevention strategy that you can choose to further protect yourself and others. When worn by a person with an infection, masks reduce the spread of the virus to others. Masks can also protect wearers from breathing in infectious particles from people around them.
- Wash your hands often with soap and water. If soap and water are not available, use an alcohol-based hand rub.
- Avoid touching your eyes, nose, and mouth. Germs spread this way.
- You can improve air quality by bringing in fresh outside air, purifying indoor air, or gathering outdoors. Cleaner air can reduce the risk of exposure to viruses.



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.

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.



POINT FOR OUR HOMES

A Pain in the Drain?

Spring is on its way, but before you can enjoy those May flowers, you need to make sure you're prepared for the April showers. Start by protecting your homes and buildings against drainage failure.

Roofing. At least twice a year, have a qualified service provider remove all leaves and debris from your roofs and gutters. Make sure the water drains properly not only at flat roof drains and scupper drains, but also on sloped roofs, around flashings, and all areas where water is channeled during heavy rains.

Windows and doors. Remember to vacuum your window and sliding-door tracks periodically. Leaking often occurs at the bottom corner joints of windows and sliding doors when debris gets lodged in the track of a sliding frame or when the built-in weep holes are too small.

Stucco/siding. Seal the openings at any wall openings—hose bibs, light fixtures, windows, and doors, while being careful to leave the release flashing undisturbed.

Decking. Keep your deck free of leaves and other debris. Patio-deck drains are typically small, meaning it's easy for a single large leaf to block the drain. Call the manager if you need recommendations of reliable vendors or more information on how to maintain your drains.



POINT ON ROGUE VALLEY

21st Oregon Chocolate Festival! March 7–9, 2025.

Chocolate indulgence awaits in picturesque Ashland. Join us as we celebrate **Oregon Chocolate Festival's 21st year!** Saturday, March 8, 2025, and Sunday, March 9, 2025, from 11AM – 4PM, with special events starting Friday, March 7 and throughout the weekend!

Experience a two-day Festival Vendors Marketplace and taste mouth-watering creations by chocolatiers from all over the West coast, winemakers, flavor artisans and more. Learn about the beautiful craft of chocolate making from the experts, enjoy fun educational sessions, demos, and so much more throughout the weekend. Immerse yourself in the world of flavors with chocolate tastings, where you can savor the nuances of different chocolates, from dark and milk to white and exotic blends. Vote for your favorite chocolatier and see who our expert judges name winners of the **2025 Chocolate Product Competition.**



Kick off the festival Friday night at the **Chocolate Maker's Wine Dinner**, showcasing a multi-course menu by award-winning Executive Chef, Franco Console of LARKS Restaurant. On Saturday and Sunday, experience – the dreamiest combination.

The Oregon Chocolate festival offers activities for all ages, making it a perfect outing for families. Kids can enjoy chocolate-themed games and activities. Kids 8 and under enter free.

Turn it into a Getaway!

Stay where all the action is! Experience the **Chocolate Escape Package** at Ashland Hills Hotel & Suites, home of the festival, and enjoy the retro-modern comfort of this hip hotel with easy access to all the fun and resort-like amenities.

Or stay downtown with the **Chocolate Dreams Package** at the historic Ashland Springs Hotel. Enjoy Ashland's best dining, shopping, and First Friday Art Walk – all within reach of this charming landmark hotel.

And while you're here.

Explore Rogue Valley Wine Country – savoring exquisite local wines featured at the festival, wander through Ashland's charming boutique shops and galleries. For adventure seekers, discover Southern Oregon's great outdoors with scenic hikes, exhilarating slopes on Mount Ashland, and picturesque biking trails.

Join us March 7–9 for an unforgettable weekend of chocolate bliss and beyond!



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

March Calendar of Events

- 3/01-3/03 – Monster Truck Nitro Tour – Jackson County Expo
- 3/09 –Mardi Gras
- 3/07-3/09 – Oregon Chocolate Festival – Ashland Hills Hotel & Suites
- 3/09 – Daylight Savings Time Begins
- 3/15 – Community Crab Crack – Jackson County Expo – 5:30-8:30pm
- 3/15 – Special Olympics Oregon Regional Basketball – Rogue X– 9:30-5pm
- 3/15 – Saint Patrick's Day
- 3/19 – Board Meeting – HG/GV Clubhouse – 6pm
- 3/20 –First Day of Spring 🌸
- 3/21 – Third Friday – Downtown Medford – 5-8pm
- 3/22 – S.O Roller Derby vs. Shasta Roller Derby – Medford Armory – 6pm



Yard and Lawn Care Corner

To Do in March

(from Todayshomeowner.com)

As you plan your early spring chores, look at your garden soil. When a shovelful of soil crumbles in your hands, the soil is considered “workable.” If it is still frozen, or soggy enough that a handful mashes into a ball, you should wait before plowing or digging. Also, our last frost date is usually around April 27. It is best to wait until this date has passed before planting summer bulbs and annuals.

Lawns

Apply pre-emergent herbicide or corn gluten to prevent crabgrass and other annual weeds. Spring is a good time to add soil to low areas and to patch bare spots in cool season lawns. Heavy seed planting is most successful in the fall. Avoid walking on spongy, wet soil.

Fruits, Vegetables, and Herbs

Plow and work your garden as soon as the soil is dry and crumbly. Work in a nice layer of compost or other organic matter. Plant and enjoy cool-season leafy vegetables such as lettuce, spinach, and other greens. Plant bare-root perennial vegetables and fruits, such as asparagus, rhubarb, grapes, and berries. Begin planting coolweather vegetables such as carrots, beets, radishes, broccoli, cauliflower, mustard, peas, and potatoes.

Trees and Shrubs

Continue pruning nonflowering trees and shrubs. You can also prune summer and fall flowering trees and shrubs such as butterfly bush. Hold off on pruning birch, maple, and

other “bleeding” trees until after the leaves develop. Plant bare-root and container-grown trees and shrubs. Begin fertilizing trees and shrubs once growth starts. Prune and fertilize roses.

Perennials and Bulbs

Cut back overgrown or leggy perennials. Cut or mow ornamental grasses, being careful not to cut the short new growth. Plant, divide, and transplant perennials and ornamental grasses as soon as the soil is workable. Weed bulb beds, being careful not to disturb the bulbs. Fertilize bulbs after blooming, with a bulb-boosting fertilizer or compost.

Annuals and Containers

In cool spring weather, you can enjoy pansies, snapdragons, dianthus, and violas. Be sure to deadhead your plants to promote more blooms. Cleanup and Maintenance Repair fences, trellises, arbors, and garden furniture. Install drip irrigation and sprinklers, to prepare for summer watering. Observe your lawn and garden during the spring rains and address any drainage problems.

Cleanup and Maintenance

Repair fences, trellises, arbors, and garden furniture. Install drip irrigation and sprinklers, to prepare for summer watering. Observe your lawn and garden during the spring rains and address any drainage problems.

“It was one of those March days when the sun shines hot and the wind blows cold: when it is summer in the light, and winter in the shade.”
— Charles Dickens