



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

Important Information for Landlords

If you are an owner who leases your unit, we'd like to make the leasing experience successful and positive for everyone by informing you of your responsibilities. This will help preserve your property value specifically and maintain the association's property value in general.

Your tenants may not be familiar with common-interest community living. Please take a few minutes to explain to them that living in a community association is very different from living in a rental apartment community. Specifically, your tenants, like all residents, are subject to the rules and regulations of the association, and it's up to you to educate them and see that they comply. The association will assist you in this area, but the responsibility lies with you. We recommend you provide your tenants with written copies of all policies and rules and advise them on the proper use of the association's facilities. You can obtain copies of these and other useful documents from the manager.

We strongly recommend that you have a written lease agreement with your tenant. As a lessor (landlord) of a home in a community association, the lease you use must require tenants to comply with the association's governing documents. In the event that a tenant fails to comply with these documents, including the bylaws, or its rules and regulations, a representative of the association will first contact the homeowner to remedy the problem through a 14-day notice.

If the tenant does not correct the violation, the association will contact the homeowner and expect you to remedy the violation using the recourse available to you through your lease agreement. If you are unable to correct the violation, the association may pursue appropriate legal action against the tenant, and possibly against you.

The association asks that you provide the manager with the names and contact information of your tenants. The homeowners will receive the newsletter, invitations to participate on committees, notices of social activities and general association-related information.

Follow these simple steps and you, the tenants and the association will all have a positive community association living experience:

- Provide your tenants with copies of association rules.
- Educate tenants about the need to follow association rules, and see that they comply.
- Advise tenants on the proper use of association facilities.

- Use a written lease agreement.
- Make sure your lease requires tenants to comply with all association governing documents.
- Provide the association with contact information for your tenants.

Renters: If you don't have a copy of the association rules or you'd like more information about the association, please contact the office manager or visit the website at www.hggvhoa.com.

Manager Information

Yanneli De La Torre
 Office hours are 8am-1pm.
 I can be reached by email, phone call or text.
 Quickest response is usually by text.
 541-973-9292 • office@hggv.org

HOA REMINDERS

Lamp Post — Please make sure the post light along the sidewalk comes on at night. (If you need a lightbulb, we have FREE bulbs in the clubhouse)

Obstructing the Sidewalk — Please make sure that the sidewalk is not obstructed by a vehicle. According to our governing documents, there is a 3' pedestrian easement along all sidewalks. While the board appreciates the challenges expressed by several residents regarding this covenant, their hands are tied by Oregon state statute and Central Point city municipal code as well as our own CC&R's. The sidewalks must remain clear for pedestrian passage and anyone impeding said passage will be notified of their noncompliance and fined if they persist in illegally parking. We also appreciate the lack of street parking in some of our areas and have been unable to gain relief by reducing our fire lane restrictions. It now falls to neighbors and residents to find acceptable options.

When is a vehicle non-compliant? —The Board moved in their May 15, 2019 meeting that unregistered vehicles (or vehicles with expired tags) violate the CC&Rs as well as the Rules and Regulations. These vehicles need to be removed or made drivable if they are to be kept. These types of vehicles can be stored in the RV area for the rental fee.

New Key Fob Agreement — A new key fob agreement has been created by the board. On January 2nd, all key fobs will be deactivated, and each will be reactivated when the new agreement signed.

Clubhouse Rental Agreement Changes: Clubhouse Rental fees have changed. The cost of renting the Clubhouse is \$100 There shall also be a minimum of \$250 security/cleaning deposit. As a reminder, HOA dues must be current for all Clubhouse Rentals.

You've joined us, now join in!



Join our Board of Directors and participate in what we are doing to serve our residents and improve our neighborhood.

We see that you have attended our Board meetings in the past, and the Board would like you to consider becoming a Board Member. 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 14, 2024**. A vote for Board Members will be held on February 21, 2024 at 6pm.

Association Meeting - Election of Directors and Term of Office
 A special meeting will be held on
Wednesday February 21st at 6:00pm in the Clubhouse.

COMMUNITY AND NEIGHBORHOOD HAPPENINGS

Hidden Grove/Green Valley Homeowners Association February 2024



POINT ON GOOD HEALTH

Celebrate American Heart Month Together: Join the #OurHearts Movement

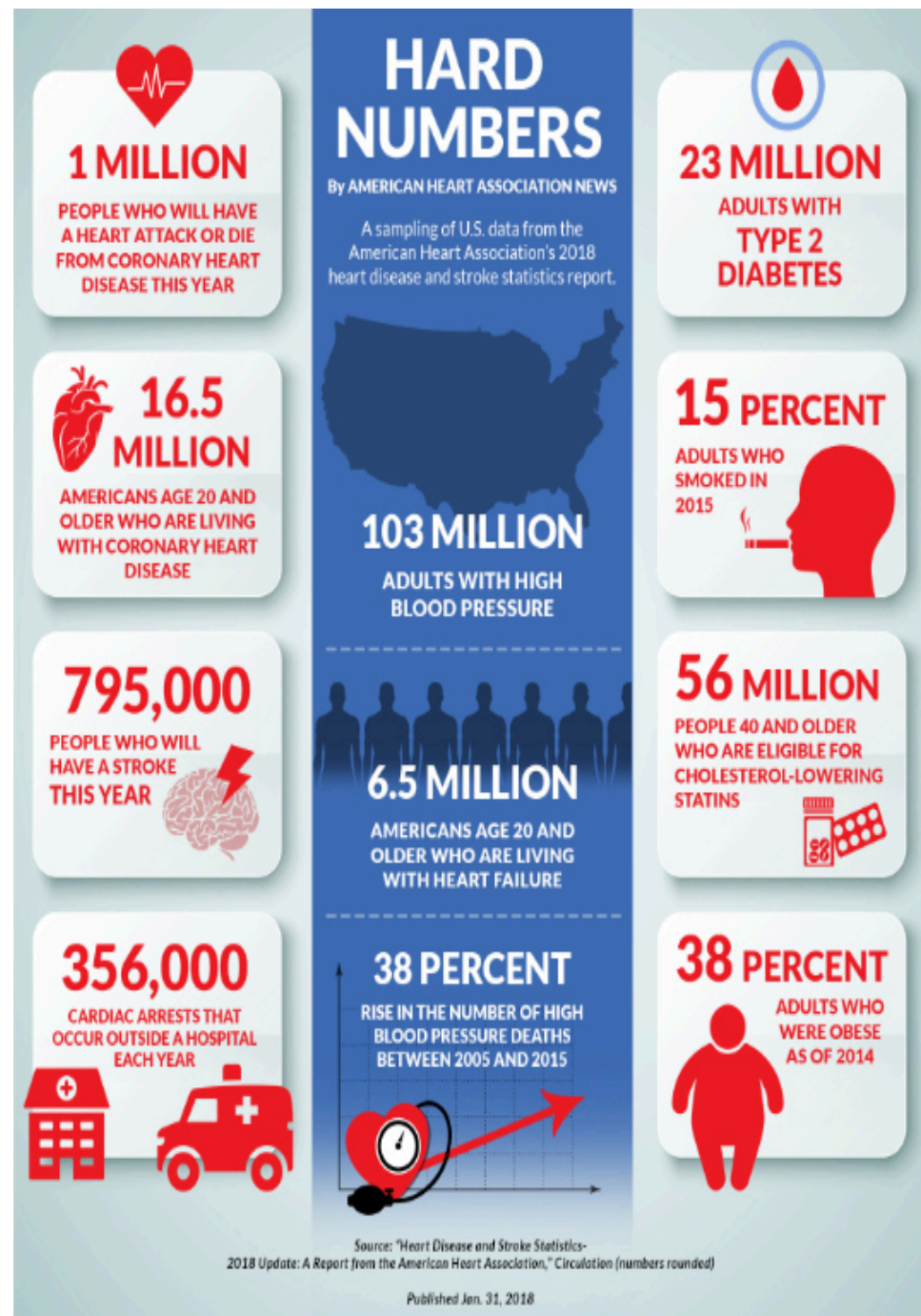
Did you know that people who have close relationships at home, work, or in their community tend to be healthier and live longer? One reason, according to the National Heart, Lung, and Blood Institute (NHLBI), is that we're more successful at meeting our health goals when we join forces with others. NHLBI 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 ON THE 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 office@hggv.org or directly to hg.gv.newsletter@gmail.com

Homemade decorative Treats!

Lil Red's Bread & Cookie Creations

I've always loved to bake, but I never realized how much until I started baking for others. I've only been doing this for a few months now, and I've learned so much, I've received so much support from the online community, and I hope to get more from my local neighbors. Cookies are my specialty, but I also love making cupcakes, mini loafs & pumpkin bread!



SUPER BOWL COOKIES!



VALENTINE'S DAY TREATS!

LIL RED'S BREAD & COOKIE CREATIONS
Indulge your sweet tooth

Kaylene Whitworth
559-623-5639
* follow me on Facebook
Food handler certified *

Spay/Neuter Awareness Month

Spay/Neuter Awareness Month is an important annual observance dedicated to raising awareness about the importance of spaying and neutering pets. This month-long campaign encourages responsible pet ownership and aims to reduce the number of homeless animals by preventing overpopulation. Spaying and neutering not only benefit individual pets but also contribute to the overall well-being of communities and animal welfare.

What is Spay/Neuter Awareness Month?

Spay/Neuter Awareness Month is observed throughout February. Its primary focus is to educate pet owners and the general public about the positive impact of spaying and neutering pets. This surgical procedure helps control the pet population and provides numerous health and behavioral benefits to animals.

When is Spay/Neuter Awareness Month?

Spay/Neuter Awareness Month takes place in February each year. It serves as a reminder for pet owners to consider the welfare of their animals and take responsible actions to prevent unwanted litters.

How to Support Spay/Neuter Awareness Month

Participating in Spay/Neuter Awareness Month can be done in various ways, and individuals, animal shelters, and organizations can all get involved. Here are some ways to support the cause:



Hidden Grove/Green Valley Homeowners Association
4901 Hamrick Road, Central Point, OR 97502
541-973-9292 • office@hggv.org

HIDDEN GROVE & GREEN VALLEY BULLETIN BOARD

February Calendar of Events

- 02/02 – Groundhog Day
- 02/10 – Chinese New Year Celebration
- 02/10 – BFRA Yard Sale and Breakfast at the Clubhouse
9am-1pm (see flyer)
- 02/11 – Superbowl
- 02/14 – Valentine's Day
- 02/18 – Newsboys to Ignite the Stage at the Jackson
County Expo
- 02/19 – President's Day (Office Closed)
- 02/21 – Association meeting - Election of Directors and
Term of Office at 6pm in the Clubhouse
- 02/23-25 – Sportsmen's & Outdoor Recreation Show



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 541-973-9292. Text messages will be dealt with as necessary. As always, please contact 911 with any true emergencies.

Sign Up For E-Statements

Mailed statements have an additional cost of \$2.00 a month. Please connect with the front office for E-Statements. Office can be reached at 541-973-9292 or via email at office@hggv.org



Quote of the Month

The minute I heard my first love story, I started looking for you, not knowing how blind that was. Lovers don't finally meet somewhere. They're in each other all along.

Rumi



YARD SALE AND BREAKFAST

February 10, 2024
9am - 1pm

4901 Hamrick Road
Central Point, OR 97502

Shop and eat! Furniture, clothes and more. Tamales and Pozole available for purchase.

A fundraiser to help our students get to DUF 2024 - the largest gathering of folklorico artists in the country to celebrate the artistry, history and traditions of the Mexican folk dance community in Fresno, CA.

WHY SPAY AND NEUTER?

brought to you by **DVM multimedia** www.DVMmultimedia.com

<p>REDUCE SPRAYING & MARKING</p>	<p>REDUCE ROAMING</p>	<p>REDUCE AGGRESSION</p>
<p>LOWER RISK OF CANCERS</p>	<p>DECREASE OVERPOPULATION</p>	<p>INCREASE LIFESPAN UP TO 3-5 YEARS</p>

In 3 years, and as early as 4 months old,
1 unspayed female and
1 unneutered male can produce:

512 DOGS
382 CATS

