

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

We have had several vandalism incidents occur over the last several weeks. Please stay vigilant and report any suspicious activities to the office or non-emergency dispatch at 541-644-5578.

Pool Opening May 17th

HGGV plans on opening the pool for the summer on May 17th. Weather permitting, the pool will be open 9:00 am -9:00 pm, every day. At the beginning of August, when the sun begins to set earlier, we will close the pool at 8:00 pm.

Swimming is one of the many joys of summer, and we hope all residents can make good use of our Association pool. While we want to make sure everyone has fun in and around the water, our top priority is safety. To help keep everyone safe and our pool in working order, please take note of the Association pool rules, and follow them.

No Lifeguard on Duty Swim at Your Own Risk

The HGGV pool is for residents and guests of Hidden Grove/Green Valley only. Please make sure that your family and guests do not provide pool access to anybody that is not in your party. If residents provide access to people that are not their guests, a fine may be issued and fobs may be deactivated. If someone has a fob that is not working, they need to contact the office.

No glass permitted. The signs are quite clear. In fact, there are eight signs that state, "NO GLASS." If glass breaks, it is virtually impossible to clean up every bit of broken glass off the pool deck. The glass that remains is just waiting for a bare foot to pass by. Broken glass in the water could harm swimmers or destroy our pool pump and filter system. We would have to drain the pool and sweep up all the glass. Since the water could have carried the broken glass all over the pool, the entire pool surface would need to be swept thoroughly, and then refilled. This process would be time consuming and costly.

- No alcoholic beverages permitted.
- No pets.
- Do not swim alone.
- Any person under the age of 14 must be accompanied by an adult.
- Be considerate: no yelling or other inappropriate behavior.
- No running, pushing or other dangerous horseplay.
- No diving.
- Do not prop open gate.

It is vital that all of us follow the posted rules and participate in taking proper care of our swimming pool. The rules are designed to ensure that everyone has a good time, and that

the pool facilities do not get damaged.

Don't Forget your Fob! Because the pool, playgrounds and clubhouse are the "crown jewels" of our Association, our Board of Directors came up with a clear access policy which states residents must have a working fob to access these amenities. Please do not grant access to anybody without a fob, or whose fob is not working.

If you forget your fob when you come to the pool, please do not ask anybody to "let you in." It puts residents into an uncomfortable situation by having to say no or feel guilty if anything happens. Residents who give access to people that are not their guests are subject to fines and may be denied access to amenities.

Use of the pool is a privilege for residents in good standing and their guests. Any resident who exceeds 30 days past due on HOA assessments will have their fob deactivated.

Let's all work together again this year, so that our pool can be enjoyed by everyone for as many days as possible.



HOA REMINDERS

Pool Maintenance and Closure

Our pool needs new tile and paint! Unfortunately, the weather has not cooperated and have not been able to dry the pool out, therefore the pool will be closed for a week or two in June. We do not have a scheduled date for maintenance at this moment. For this reason, the pool will open a week earlier. Expected opening date 5/17/24. Thank you for understanding.

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 on January 2nd, 2024. A new key agreement needs to be signed before activation. Please visit or email the office for a new agreement. Thank you.

Pool Release

Did you know that our CC&Rs state that a release must be signed by a resident before they receive access to the pool. The Board has changed the release and all residents are required to sign the new release before they can use the pool this summer.

Unattended Toys

With the weather getting warmer, and with children playing outside more, we wanted to take this opportunity to remind everyone that

our CC&Rs state that: streets, sidewalks, driveways, carports, porches, and decks will be kept clean and free from unattended toys at all times. This includes bicycles and scooters. We understand that children leave their toys out every now and then, however we would like to remind all residents to keep these items put away in the garage or storage shed or behind the fence.

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.

Manager Information

Yanneli De La Torre

Office hours are 8am-1pm.

Please Check Calendar for any changes

541-973-9292 • office@hggv.org

Board Meeting will be held on May 15th, 2024 at 6 pm in the Clubhouse

SLOW DOWN TO 10 MPH & STOP AT THE STOP SIGNS... KIDS LIVE HERE

COMMUNITY AND NEIGHBORHOOD HAPPENINGS

Hidden Grove/Green Valley Homeowners Association May 2024

POINT ON YOUR YARD

Spring Lawn Care

Months Included: April and May

Lawn care in the spring is particularly busy as your lawn transitions from winter dormancy to greening up. Here are the crucial steps to take when caring for your lawn from March to May.

Clean up your yard: Rake up any fallen leaves, dead grass, or debris and dispose of it. This will prepare the way for other steps.

Test your soil: Healthy lawns start with a strong foundation. Spring is the perfect time to test the nutrient levels and pH of your soil. This is the season you'll want to fertilize both cool- and warm-season grasses, so you need to assess exactly what your lawn needs. You can purchase an at-home soil kit or work with your local cooperative extension, nursery, or university to get a sample professionally tested.

Check your mower: You'll need to mow your lawn to keep grass looking good and growing well, so make sure that your lawn mower is in good condition. Start by sharpening your mower blades. Sharp mower blades slice the **tops** of grass blades off cleanly—dull blades tear or shred them, making your lawn more susceptible to illness. Next, tune up your mower. Get a new air filter, replace the spark plug if needed, and fill it up with fresh gas.

Aerate: This process alleviates soil compaction by introducing holes into your lawn, opening up pathways for air, water, and nutrients to reach grass roots. Aerate at least once a year—more if your lawn receives a lot of foot traffic or if people park on it. We recommend using a core aerator, a machine that removes cores of dirt about 2–3 inches deep. Break up the cores and leave them on the surface of the grass to decompose back into the soil, reintroducing beneficial organic matter.

Dethatch: Thatch is the layer of living and decomposing organic matter that builds up between the soil and growing grass. A thin layer of thatch is beneficial, insulating the grassroots from extreme fluctuations in temperature and helping it retain moisture. But a layer greater than 1/2-inch thick can impede the roots' ability to access needed air, water, and nutrients. In spring, check to see if your thatch layer is over 1/2-inch thick by digging up a patch of grass with a sharp spade. If it is, use a dethatching rake to lift and break up the thatch.

Fertilize: If you have cool-season grass in your lawn, fertilize in early spring when the growing season begins. Wait until mid-to-late spring if you have warm-season grass. If you choose a synthetic fertilizer, we recommend using a slow-release fertilizer. Fast-release fertilizers will show quicker growth but are worse for your lawn in the long run. Organic fertilizers, composed of natural ingredients like blood meal and guano, are more expensive but will yield greener, thicker growth.

Apply pre-emergent weed killer: Use pre-emergent herbicide to keep weeds like crabgrass from springing up in your lawn. You can apply pre-emergents when the soil reaches 58 degrees Fahrenheit.

Treat for grubs: Grubs are the milky-white, C-shaped larvae of Japanese beetles that will munch through roots, leaving dead patches in their wake. To prevent them from damaging your lawn in the fall, take preventive measures before they hatch. If grubs were a problem last year, apply chemical control or use an organic option like milky spore or beneficial nematodes. Treat cool-season grasses for grubs in late spring.



POINT ON THE COMMUNITY

Outside Safety Tips for Kids at Play in Your Homeowners Association

Longer days and warmer weather means that many of the youngest residents in the HOA have more freedom to play outside to their heart's content (or at least until mom or dad call them back inside)! While homeowners associations encourage kids to enjoy being outside they also want everyone to **stay safe** (click on link). Your HOA board can do just that by helping members follow the tips below.

Make sure children are proactive about their safety

- Whether they're playing at a park, swimming at a pool or riding their bikes around the neighborhood, it's important that kids understand what types of injuries could occur during these activities, and how they can best avoid them. If an injury does occur, your kids need to know what actions to take—such as alerting a trusted adult or, in the case of a true emergency, calling 911.

Supervise kids at the pool

- While it's always a good idea to keep an eye on your kids, it's particularly important to make sure your children have adult supervision while they're in the homeowners association community pool.
- It only takes a second for even good swimmers to find themselves in a dangerous situation, so it's vital that kids are supervised by someone who knows the signs of a distressed swimmer.

Slow down while driving through the neighborhood

- All residents should take note of this rule. With children out and about in full-force during the warm days and evenings, you're more likely than ever to see a distracted kid chasing after a run-away baseball or skateboarding on the streets.
- Slow down when driving through the homeowners association, be extra aware of what's going on around you, and be prepared to stop suddenly if a child runs out into the road. Parents should remind kids that they have a responsibility to be aware of oncoming cars as well, and to be extra careful when they are on the street.

Remind older kids to check in when they're playing without adult supervision

- When kids are out on their own, it's easy for them to forget to let their parents know they're okay. So make sure they know the HOA Rules and establish your own set of rules, such as checking in every 30 minutes or whenever they change locations, and be firm about enforcing them.
- If your child has a hard time remembering to give you a call every so often, it might be helpful to have them set an alarm on their cell phone or watch so they don't forget.
- It's a great way for kids to build a sense of independence and for you to know they're safe even when they're not within sight.
- While summer can present some hazards, there's no reason your kids can't come out of it unscathed (notwithstanding a few minor scrapes, bruises, and bug bites, of course)!

Central Point Community Gardens

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.

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.



LIKE US ON
FACEBOOK!

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

May Calendar of Events

05/05 – Cinco De Mayo!
05/11 – Made in Southern Oregon from 9 am- 4 pm
05/12 – Mothers's Day
05/15 – Board Meeting, 6 pm in the Clubhouse
05/16 – 05/18 – Central Point Wild Rogue Rodeo
05/17 – Pool Opens!
05/18 – CP Parks & Recreation Drive-in Movie:
Barbie, Little League Fields
05/18 – Central Point City Wide Yard Sale
05/24-05/27 – Rogue World Music Festival 2024



Painting your Home!

Dear Homeowner,

A drive through the subdivision took place with the purpose of looking for the homes that need to be repainted due to fading. As of May 1st, 2024, letters will be mailed to homeowners if it was determined your home to be one of them.

We also realize that this is a major expense and maybe a hardship on many people. For this reason we are giving homeowners until October 31, 2024 to have this completed. After October 31st those of you who have not painted will be receiving a \$100.00 fine from the Homeowners Association.

This may be an inconvenience however we are all responsible to maintain property values within the subdivision.

Please remember that when you do repaint your home your exterior trim paint must contrast the exterior house paint. The approved color palette can be found on the website at www.hggvhoa.com. NEW! We now have our APPROVED exterior paint color palettes online, **Click Here** to view. Please note that monitors may distort the color. Hard copies of the approved palette are in the clubhouse office. All exterior paint and exterior trim colors must be presented to the Homeowners Association and approved before painting. Failure to do this may require you to repaint your home if the colors are not approved by the Homeowners Association.

The Central Point Wild Rogue Pro Rodeo Presented by Rogue Regency

The City of Central Point and the Jackson County Expo are pleased to announce the Central Point Wild Rogue Pro Rodeo.



Join the after-party at the Rocky Tonk Saloon.

Central Point Wild Rogue Pro Rodeo!

Home to the only 100-point bull ride!



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.

Stay safe and enjoy the rest of this Spring season!