

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 new website at www.hggvhoa.com

The Newsletter is Back

After over two years, The Central Point newsletter is back. It is our hope that we can keep you current with the changes of the association, and keep you up-to-date with the current meetings of the association. But we also hope to find other things around the community that might be an interest to you in some way.

We would like to hear from our HG/GV neighbors who might have any interesting thoughts or ideas for the monthly newsletter. Email your suggestions to the manager and they will be forwarded to the editor. It's our goal to include the community as much as we can.

You can email any suggestions to:

office@hggv.org

Protecting Property Values Is What Our Association Is All About

One of the biggest advantages of living in a homeowner's association is the ability of the Association to help preserve, protect and enhance our property values. But, just how does the Board of Directors guide the Association to perform those duties? Often, we think of the Association as a collection of rules and regulations limiting personal freedoms and individuality. However, those same rules and regulations protect, preserve and enhance the investment we have in our home. If you dust off and re-read your copy of the Governing Documents, especially the CC&R's (Covenants, Conditions & Restrictions) & the Rules and Regulations, you will see that the Board of Directors have a pretty precise blueprint on how to protect our investment.

First and foremost, our Association is not just made up of the Board of Directors and a few interested owners. It was established as a corporation in which ALL Lot owners are members. In order to achieve the goal of preserving, protecting and enhancing property values, the CC&Rs had to be established. In those CC&Rs, the Board of Directors is given the authority to establish Rules & Regulations that complement the Association's purpose. When we follow the CC&Rs and the Rules & Regulations, we are doing our duty as members of the Association.

Our Board of Directors is given the charge of overseeing the operations of the Association and

to see to it that the CC&Rs and Rules & Regulations are followed by the Association's members. The Board is made up of other members just like you. They volunteer their time and energy to serve the Association because they care about the investment they have in it. In turn, they have hired our HOA manager to assist them in ensuring that properties comply with our covenants.

Monthly assessments are necessary to protect and maintain our common areas (clubhouse, pool, streets and open space) and to help provide professional management to assist our community. When owners fail to pay their assessment on time, the Association may be unable to meet its financial obligations. The result: The degree of property value protection the Association provides is reduced. In other words, even one owner who does not pay their

assessment on time can adversely affect how Association business is conducted. When you pay your assessment on time, you are doing part of your duty as a member of the Association.

Finally, the Board of Directors meets on a regular basis in order to make decisions, keep up to date on Association business and to hear from other owners and residents to make proactive business decisions. As owners, keeping abreast of Association matters and contributing during Open Forum is only good business.

New Manager

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.

CC&R's

UPDATES BEGINNING JANUARY 1ST, 2024

Amended Resolution 2014.01.02 – Rv's, boats and trailers may be parked within the confines of an enclosed garage, they may also be parked behind fencing if they're not visible and fencing does not exceed approved heights (Screens are not acceptable ways of blocking RV visibility and may not be used) Rv's that do not fold down below fence height cannot be parked behind fences or on lots at any times. Driveways and lots are for the parking of passenger vehicles only. RV's may be parked on streets (Not on fire lane side) for up to twenty-four (24) hours to accommodate loading and unloading. During that period slide outs may not be extended as this causes obstruction to pavements/streets. Outside of these time periods RV's must be parked in either the RV park in designated slot or outside of the subdivisions. **(passed 01/20/14 and amended 03/16/16 and 07/19/17 and 12/11/23)**

NEW – Resolution 2023.12.11 – All vehicles parked on Lara Lane must be within the designated painted parking spots on the correct side of the road. All vehicles found parked in more than one spot, e.g., over the lines will be fined \$100.00. The only exception to this is vehicles with travel trailers attached or motor homes parked over a single night in preparation for a trip. **(passed 12/11/23)**

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. We will be arranging some evening hours where the agreement can be 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.

Association Meeting

Our Annual meeting will be Wednesday, January 17th at 6:00pm in the clubhouse. This meeting will be followed by the January meeting of the Board of Directors.

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

COMMUNITY AND NEIGHBORHOOD HAPPENINGS

Hidden Grove/Green Valley Homeowners Association January 2024



POINT ON THE COMMUNITY

We're Having What Kind of Meeting?

What's the difference between a Board Meeting and a Special Meeting and an Annual Meeting? Confused? Here's some clarification. **Annual Meetings** or Annual *Membership Meetings* are the main meeting of the year when members receive the new budget, elect Board members, hear committee reports and discuss items of common interest.

Board Meetings - The meetings where most of the business of the Association is conducted. Board members set policy, oversee the manager's work, review operations, resolve disputes, talk to residents and plan for the future. Often the health and harmony of our community is directly linked to how constructive these meetings are.

Special Meetings - Limited to a particular topic. The Board can call a Special Meeting at any time, and they must post a notice of this meeting in advance. The notice will specify the topic so interested members can attend. Special Meetings give the Board an opportunity to explore urgent matters. Residents do not participate in the meeting, unless asked directly by a Board member, but they have a right to listen to the Board discussion.

Executive Session - The governing documents require the Association to notify you in advance of all meetings, and you're welcome, in fact, encouraged to attend and listen. The only time you can't listen is when the Board goes into Executive Session. Topics that the Board can discuss in executive session are limited to a narrow range of sensitive topics.

Rock the Proxy: Let Your Voice be Heard

We've got an election coming up, and even if you're unable to attend the annual meeting and election, you can still vote by proxy. A proxy is the written authorization that allows one person to appoint another (the proxy holder) to vote on his or her behalf. The association's governing documents specify that the association can use proxy voting. Why would you use a proxy? Maybe you're traveling during the election or have other obligations that prevent you from attending the meeting, but you still want your voice to be heard. If you're interested in using a proxy, contact the manager for a proxy form. Essentially, a proxy is an act of trust—the proxy giver must trust the judgment of the proxy holder. The proxy giver may think the proxy holder will vote for a certain candidate or issue, but the proxy holder isn't legally bound by that assumption unless it's written on the proxy form.

If you would like copies of our meeting minutes, Check out our new website at www.hggvhoa.com



NEIGHBORHOOD WATCH



Neighborhood watch is one of the oldest and best-known crime prevention concepts in North America. In the late 1960s, an increase in crime heightened the need for a crime prevention initiative focused on residential areas and involving local citizens. The National Sheriffs' Association (NSA) responded, creating the National Neighborhood Watch (NNW) program in 1972, to assist citizens and law enforcement.

A neighborhood watch program is a group of people living in the same area who want to make their neighborhood safer by working together and in conjunction with local law enforcement to reduce crime and improve their quality of life. Neighborhood watch groups have regular meetings to plan how they will accomplish their specific goals and leaders with assigned responsibilities. It is an opportunity to volunteer and work towards increasing the safety and security of our homes and community. Neighborhood watch empowers citizens and communities to become active in emergency preparedness, as well as the fight against crime and community disasters.

A neighborhood watch group may be organized by an existing neighborhood association, but the key element is its relationship with local law enforcement. A member of the Central Point Police Department is more than happy to meet with members of our Association in order to discuss forming a neighborhood watch.

Activities conducted by neighborhood watch groups across the country are as diverse and varied as their volunteers and the neighborhoods they represent. Some groups mobilize to patrol neighborhoods, other distribute crime prevention information. As law enforcement officers learn the needs of our neighborhood watch group and the dynamics of any volunteers, they can tailor activities and responses to meet our ever-changing needs.

If you are interested in joining a neighborhood watch, please contact the office at 541-973-9292 or email office@hggv.org. If we have enough interest, we will schedule a meeting with a member of the Central Point Police Department to discuss next steps.

POINT ON GOOD HEALTH

Keeping New Year's Resolutions

The New Year has arrived, and many of us have drawn up our resolutions. Following some simple steps helps us stick to our plan.

Don't procrastinate getting started.

Put it on paper. Write the resolutions down and keep them in an accessible place as reminders - tape them to a mirror, write them in a journal or put them on the refrigerator door. Friends and family are also supportive and informing them of the goals helps with accountability.

Set deadlines for each step toward reaching the goal and mark them on a calendar. Check progress regularly and give an occasional reward for successful efforts. Make sure the reward isn't contrary to the resolution; celebrate a cigarette-free month with something besides a cigarette.

Find a role model, a person who has succeeded in fulfilling a similar ambition. Look to this person as an inspiration and as a reminder that it is possible to achieve this goal.

The biggest tip is don't sweat the setbacks; persistence is the key.



Sudoku Answer

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|---|---|---|---|---|---|---|---|---|
| 8 | 4 | 2 | 1 | 8 | 5 | 6 | 7 | 3 |
| 8 | 5 | 1 | 8 | 3 | 7 | 6 | 2 | 4 |
| 8 | 7 | 6 | 4 | 8 | 2 | 1 | 8 | 5 |
| 2 | 8 | 5 | 2 | 4 | 8 | 7 | 1 | 8 |
| 6 | 8 | 8 | 5 | 7 | 1 | 6 | 4 | 8 |
| 4 | 1 | 7 | 8 | 2 | 8 | 5 | 6 | 8 |
| 5 | 8 | 8 | 7 | 1 | 6 | 4 | 8 | 2 |
| 1 | 8 | 4 | 8 | 5 | 6 | 2 | 7 | 1 |
| 7 | 6 | 8 | 2 | 8 | 4 | 8 | 5 | 1 |



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

Happy New Year!

January Calendar of Events

01/01 – New Year's Day (Office Closed)
 01/02 – Office Closed
 01/03 – Office hours 8am-Noon & 3:30pm-7:30pm
 01/08 – College Football National Championship
 01/15 – Martin Luther King Jr. Day (Office Closed)
 01/17 – Annual Meeting of the Association
 and January Board Meeting at 6:00 PM in
 clubhouse
 01/20 – Deadline to have Christmas lights down
 01/25 – Full Moon



Association Christmas Lights

The HOA and the Board of Directors would like to thank all the residents who brightened our community with beautiful holiday lights and decorations. Once again, our community looked beautiful for the holiday season. **Please remember that all holiday lights and decorations must be removed by January 20, 2024. Thank you!**



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



Puzzle Corner Sudoku Puzzle Corner

Sudoku is easy to play and the rules are simple. Fill in the blanks so that each row, each column, and each of the nine 3x3 grids contain one instance of each of the numbers 1 through 9.

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 3 | | 6 | 2 | | | 5 | 4 | |
| 4 | | 9 | | | 6 | | | |
| | 8 | 1 | | 9 | | 3 | | 6 |
| | | | | 4 | | 2 | | |
| 9 | | | | | | | | 3 |
| 8 | | | | | | | 1 | |
| | | | | 1 | | | 8 | |
| | | 3 | | | | | | 1 |
| | 2 | | 4 | | 5 | | | |