

# 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](http://www.hggvhoa.com)**

**Annual Meeting January 15th, 2025 at 6pm in the Clubhouse**

## Thoughts Entering the New Year

As we begin another year, we members of the association board offer some thoughts about how we all can make our community an even better place to live in the new year and beyond.

**Responsibility.** We all take responsibility for adhering to rules and meeting our financial obligations to the community so we can avoid the costly and unpleasant task of pursuing legal actions.

**Sharing.** We share our ideas, perspectives and concerns so we can all work together to build an even better community.

**Fellowship.** We actively participate in the recreational, social and cultural activities of the community.

**Involvement.** We attend association meetings and take the time to review important information about our community.

**Inclusiveness.** We actively welcome new residents, making all owners and renters feel part of the community.

**Pride.** We are proud to live in this community and recommend it to others who are looking for a good place to call home.

As members of the elected board, we will certainly strive to do our part. It's our goal to serve as neighborhood facilitators and regard our authority as a temporary stewardship, even as we plan for a future well beyond our tenure on the board.

We wish you a happy and healthy new year!



## Annual Meetings

Annual meetings—or annual *membership* meetings—are required by our governing documents, which specify when they're to be conducted and how and when members are to be notified about the meeting. This is the main meeting of the year when members receive the new budget, elect a

board, hear committee reports and discuss items of common interest.

## Special Meetings

Special meetings are limited to a particular topic. The board can call a special meeting at any time, and they must notify all members in advance. The notice will specify the topic so interested members can attend. Special meetings give the board an opportunity to explore sensitive or controversial matters—perhaps an assessment increase. Members do not participate in the meeting, unless asked directly by a board member, but they have a right to listen to the board discussion.

## Board Meetings

Most of the business of the association is conducted at regular board meetings. 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 an entire community is directly linked to how constructive these meetings are.

## 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 by law to a narrow range of sensitive topics. Executive sessions keep only the *discussion* private; no votes can be taken. The board must adjourn the executive session and resume the open session before voting on the issue. In this way, members may hear the outcome, but not the private details.

## Association Christmas Lights

The Board of Directors would like to thank all the residents who brightened our community with beautiful holiday lights and decorations. Our community looked beautiful for the holiday season. If you would like to vote on your favorite, please contact the office at 541-664-3996 or email [hggv.office@gmail.com](mailto:hggv.office@gmail.com). The residence with the most votes will win a FREE CLUBHOUSE RENTAL. **Please be reminded that all holiday lights and decorations must be removed by January 15, 2025.** Thank you!

## HOA REMINDERS

### We want your Feedback!

### Landscaping Maintenance Reminder

Sprinklers must be turned off from November 1 through March 31.

### 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 foodservice cloths will be provided per rental.

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### Key Fobs

Key fobs were ALL deactivated January 2<sup>nd</sup>, 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 1<sup>st</sup>, 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

**2025**  
**Happy New Year!**

**IT'S A NEW YEAR — SLOW DOWN TO 10 MPH & Drive Safely**

# COMMUNITY AND NEIGHBORHOOD HAPPENINGS

Hidden Grove/Green Valley Homeowners Association January 2025



## POINT ON THE COMMUNITY

### HIDDEN GROVE GREEN VALLEY SUBDIVISION SECOND AMENDED AND RESTATED RULES AND REGULATIONS

Clubhouse	Minimum \$250 refundable deposit, at the discretion of the manager, not to exceed \$500.00. If everything is undamaged, if the cleaning checklist has been completed, and if the renter does not misstate the purpose of their event, the deposit shall be refunded. Renter must be a resident, current on dues and RV and Mini Storage fees. \$100 non-refundable usage fee per rental.
Mail Box Key	Issued by Central Point Post Office
Mini Storage Units	<b>Large Storage Unit – 8’ x 10’ - \$55/month</b> <b>Small Storage Unit – 5’ x 10’ - \$45/month</b>  Mini Storage Unit Area key is \$10; lost key charge is \$50 Requester must be a resident, current on dues and RV fees
Pool Area	Pool Area key is \$25 Requester must be a resident, current on dues and RV and Mini Storage fees.
RV Storage Area	<b>\$50/space/month</b> RV Storage Area key is \$10; lost key charge is \$50 Requester must be a resident, current on dues
Tennis Court	Tennis Court key is \$25 refundable; lost key charge is \$50 Requester must be a resident, current on dues and RV and Mini Storage fees.

## POINT ON 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 unsupportive 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.



## POINT ON HOME GARDENING

### January Gardening To-Do List

#### Order Seeds for Spring + Summer

Order seeds for the new year around New Year's Day, if not before, especially for spring crops like radishes, peas and lettuce. Everyone else has the same idea and there's only so much seed to go around, so it's best to be an early bird. Go ahead and order for summer, too, and take this slow time to think about your garden goals and make a plan.

#### Maintain Garden Tools

Spring is the busiest time for gardening, so that makes winter the perfect time to get your garden tools in shape. Hand tools should be cleaned and sharpened. [Remove rust](#) and treat handles and blades with a protective coating. Power tools like mowers, weed trimmers and blowers should also be cleaned, motors tuned up, blades sharpened, etc. For battery-powered tools, make sure to store the batteries indoors. Extreme cold temperatures can considerably shorten the battery life.

#### Host a Seed Swap Party

Before the growing season starts, gather your gardener friends to share seeds and seedlings that can be started indoors. Ask your guests to share self-gathered seeds as well as commercial seeds from last year that they may not have been able to plant. (Many of us with big garden aspirations buy more seeds than we have room for.) If they don't have any seeds on hand, there are no rules against going out and buying some new seeds to share.

#### Test Seeds for Viability

If you’ve got seeds from previous growing seasons, you can test them to see if they’re still good. To test seeds, space several out on a few layers of moist paper towels, roll it up so that the seeds don't touch, and enclose the bundle in plastic wrap so it doesn't dry out. Place in a warm bright location (65 to 70 degrees is fine) but away from direct sun. Check the seeds every couple of days. If they haven't germinated — or only a few have sprouted — in a couple of weeks, chances are they're no good.

#### Start Seeds Indoors

Starting seeds indoors in winter helps you get a jump on your spring and summer gardening goals. Seed starting may also save you money in the long run, and, no matter your age, it’s a great way to learn about how plants grow.

#### Add a Layer of Mulch to Garden Beds

If you didn't get a chance to lay down fresh mulch in the fall, do it now. Top dress your garden beds with compost or composted manure. Having a new layer of mulch in the winter has many benefits, including insulating plant roots, retaining soil moisture, suppressing weed growth and protecting bare soil from erosion.

#### Grow Vegetables Indoors

Don’t let winter hold you back from growing fresh vegetables and herbs. Root vegetables like carrots, beets and radishes, as well as greens like spinach, Swiss chard and lettuces, can all be grown indoors. Growing fresh herbs such as parsley, cilantro, oregano, mint and thyme can help elevate your cooking and add some charm to your kitchen decor.

#### Resist Cutting Back Ornamental Grasses

If you grow ornamental grasses, resist the temptation to cut the foliage back until later in the winter or early spring because all that top growth helps insulate the root ball. That's especially true if the grass is only marginally hardy in your area.

#### Clean Out and Store Pots

If you haven't done so already, put your pots away! Deep freezes don't just affect plants, they can wreak havoc on containers, flowerpots and other features in your garden. Freeze and thaw cycles can crack even the hardest containers, so empty out the soil and then move them to a shed or garage. Even better, scrub the pots clean with a solution of one part bleach to nine parts water before you tuck them away for the winter. If the containers are too big to move, cover them instead with heavy plastic or bubble wrap.





# Hidden Grove & Green Valley Bulletin Board

## January Calendar of Events

1/01-1/02 – Happy New Year! – Office Closed

1/03-1/04 – Challenge of Champions Bull Riding –  
Jackson County Expo – 7:30pm

1/12 – Jackson County Flea Market – Jackson County  
Expo – 9am-2pm

1/17-1/20 – King of the Ice Hockey Tournament – The  
Rrrink

1/20 – Holiday Observed for MLK – Office Closed

1/25-1/26 – Dinosaur Adventure @ The Expo – 9am-7pm

1/26 – Rogue Valley Royals vs Seattle Totems – The  
Rrrink – 12pm



## 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.

## Exercise – Being the Person You Can Be

Having a goal that truly excites you is the first step to setting up an exercise program. You may want to be 10 pounds lighter by the next school reunion or you may want to compare your athletic skills with what you could do in school. You have to have a goal that makes you really want to take the next step.

Once you have your personal goal in mind, come up with a reasonable timeline in which to achieve the goal.

For an exercise program, think about what you enjoy doing. If you like to be outside, you can ride a bike, hike, walk, or play tennis. The possibilities are endless. If you prefer to be inside, join a gym with a friend who can work out on the same days and at the same time that you do.

Regardless of the outcome, when we exercise more, our hearts and minds are happier.

## Yard and Lawn Care Corner

To Do in January

(from Todayshomeowner.com)

Most of us begin the New Year armed with plans, projects, and resolutions. Our gardens provide a stark contrast as they hunker down to wait out the winter. Here are some gardening chores to tackle during January.

### Maintenance

Address any drainage problems in your landscaping and till workable soil to work in any needed amendments. Don't use salt, kitty litter, sand or wood ashes on icy driveways and sidewalks. Salt will destroy your concrete. Kitty litter, sand, or wood ashes will not melt snow nor ice, and they are messy when it warms up. The best solution to preventing ice buildup is to shovel early and often to keep the snow and ice off your sidewalk.

### Trees and Shrubs

In January, you can continue chores from December. Inspect stakes and wires on newly planted trees to make sure they are still straight and not damaging the bark. Stake leggy plants to protect from wind or ice breakage. Prune dormant trees and shrubs now, including fruit trees. Hold off on pruning spring-flowering shrubs until after they bloom.

### Perennials and Bulbs

Protect evergreen perennials from freeze damage. Use boughs from any Christmas greenery as an extra mulch layer. Check your stored tender bulbs every couple of weeks. Discard any rotten ones and lightly mist the packing if any look withered or dried out. Look over your beds to see if any of your plants have been uprooted by frost.

*"We spend January 1st walking through our lives, room by room, drawing up a list of work to be done, cracks to be patched. Maybe this year, to balance the list, we ought to walk through the rooms of our lives... not looking for flaws, but for potential."* — **Ellen Goodman**