

Oakview Heights HOA

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We're on the web!

Oakviewheights.org

Oakview Heights HOA 2012 Annual Meeting May 8, 2012, 7:00 p.m. Roy Community Center

AGENDA

- Sign in/Roll Call /Establish Quorum
- Call Meeting to Order
- Secretary's Report
 - Reading of 2011 Annual Meeting Minutes
- Treasure's Report
- President's Report
- Election of 2012-2013 Board of Directors
- New Business
 - Urban Flooding
 - Long-term Financial Planning
 - Road Repairs
- Community Forum
- Adjourn

Community Safety

As the warmer weather returns, more activities will move outside to include children playing, the dedicated few who enjoy exercising around the neighborhood, and those who like to walk their dogs. Please be considerate and safe by keeping your speed at or below the posted 20 mph and stay alert to the many activities taking place in our Community. Thank you!



Did You Know?

All Oakview Heights meeting minutes and financial statements are available to the community on the Oakview Heights website after they are approved at the Board meetings. Just go to www.oakviewheights.org.

If you need to contact the Board of Directors directly you may send an email to:

oakviewheights@gmail.com

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Oakview Heights Homeowners Association

Community Newsletter

Oakview Heights HOA 2012 Annual Meeting

May 8, 2012

7:00 p.m.

Roy Community Center

122 - 3rd Street East, Roy, WA

The Oakview Heights Annual Meeting will take place on Tuesday, May 8, 2012, beginning at 7:00pm in the Roy Community Center. This meeting is required in accordance with the Community CC&Rs and it is very important that we have a quorum of homeowners attend the meeting or send in their proxy forms so they may be represented by another member of the Community. The agenda will include annual Board elections, the new CC&R enforcement policy, long term financial planning, urban flooding, and road repair.

Please complete and return the attached proxy form - even if you plan to attend. Plans can change.

Are you interested in serving on the 2012-2013 Board of Directors or do you know someone who is? If so, please complete the nomination portion on the proxy form! Terms are one-year .

Are you a "drive-by homeowner"?

Homeowners Associations (HOAs) are a strange beast in our modern society. On one hand it is an incorporated not for profit business and on the other it is a de facto form of government not bound by the constitutional restrictions on government. According to the Community Association Institute trade association, HOAs governed 24.8 million homes and 62 million residents in 2010, and their growth is on the rise.

The benefits of an HOA are to provide shared neighborhood values, uniform regulations, and community representation. Some of the criticisms are

that the regulations can be onerous and that they allow municipalities to increase tax revenue while providing different levels of service to the private community than the rest of the city.

Since the early 60s, Americans have come to expect more of their associations while simultaneously participating less in their processes and activities. This has set up a long series of contradictions and misunderstanding that often times place the Community at odds with the Board or

Ready, set . . . GRILL!

If you're like me, the few beautiful days we've had recently have made you yearn for sunshine and barbecues. Every year we look at the new fancy barbecues and dream of something bigger and better but just haven't been ready to shell out the dough for the new model. Thankfully, the major home improvement stores carry universal replacement parts for gas grills, so once again, I'm replacing my gas grill burner. I think this is the third time. I'm gonna make it work one more year. Not bad, though, for an investment of \$129 more than 10 years ago.

Now that the grill is up and running—what's cooking? If you thought they were only for meat, try veggies on the grill. The flame

adds wonderful flavor and most of them don't take long at all. How about zucchini, eggplant, or asparagus? Just toss your asparagus in olive oil, salt, pepper, garlic & onion powder and lay them out on a medium fire.

If you're doing eggplant, peel it first, then slice it into discs or "steaks", brush olive oil on each



side, season and grill. Zucchini can be cut lengthwise into 6-8 spears, depending on size, or crosswise into coins, oil, season, grill. You see a pattern, right?

For something really delicious, peel some yams, slice crosswise into thick coins, oil and spice. To the original spices, I add cumin, cayenne, coriander....maybe even some curry. Don't be afraid of your spices! Grill, but watch them, they can burn fast. You may be amazed at how delicious these are.

Let's get out those barbecues and bring on the summer. Why wait? Maybe we can encourage the sun to come and hang out for a while. And while you're out there grilling, say hi to your neighbor! ~Bill Llewellyn

"drive-by homeowner" continued from page 1

leave the Community vulnerable to a Board who may not have the Community's best interest at heart. Many homeowners feel that their sole obligation is to pay their annual assessments thereby absolving them of all other responsibilities. When something in the community does go wrong or dues increase, these homeowners are often caught off guard, become angry, and seek to place blame.

Are you a "Drive by Homeowner"? I am not suggesting that anyone is engaged in criminal activity. This is a term I came up with about two years ago when working with some very angry residents who felt that the Board did not work

hard enough or fast enough to address their issues and concerns. They were the typical blissfully unaware homeowner described above. They never attended a meeting, never voted, and did not know about the CC&Rs. They wanted to know what they were paying our "salary" for and why "public works" did not address their concerns in a timely manner.

While it is certainly true that no homeowner can be compelled to participate in community activities or even know the governing documents, all homeowners and their families are subject to the CC&Rs and By-Laws of the As-

sociation.

The common denominator in any Association is the "Homeowner." The Association is made up of the homeowners and it is the homeowners that propel the association forward. There are no public works departments and the Board is made up of volunteers who are prohibited from receiving compensation for their time. Participating in your Association will help ensure that the Board is acting in the Community's best interest, give you a voice in the process, keep you from being caught off guard when issues arise, and ultimately provide for the long-term health and stability of our Community.

A note from the manager

Reserves Studies

In 2012, the Washington State Legislature added the requirement of reserves studies to the HOA law (RCW 64.38). Reserves studies analyze commonly owned components based on several criteria such as the average lifetime, replacement cost at the end of life, remaining life, and repair needs during life. The study looks forward 30 years and proposes funding plan scenarios that will help the association be financially prepared when major components need to be replaced. Being financially prepared with a well-thought out funding plan is the best way to avoid expensive special assessments and maintain the common elements. Let's look at why this law was needed.

As Bill Llewellyn pointed out in his article "Are you a 'drive-by homeowner?'," HOA's have been on the increase since the 60's with huge increases in numbers during the housing boom (1996-2006). Many are now beginning

to "show their age," and this has led to some not so pleasant surprises as Associations discover that they are unprepared for expensive repairs or replacements of common elements.

In hindsight, it's easy to see why communities are caught by surprise. Developers often make provisions in the Declaration for a "reserves account," but often fail to set initial assessments at levels to adequately fund such reserves. At the end of the development period, the governance of the HOA is turned over to the homeowners who are then tasked with the determining funding needs. Unfortunately, most homeowners do not have the expertise to determine when components will need replaced or repaired (until it is obvious), the costs involved, or how much should be assessed for reserves.

The new law requires HOAs have a reserve study done when the replacement costs for common elements are more than 75%

of the annual budget. HOA's with hardship issues may opt out; however, we highly recommend that qualifying communities have at least an initial study done in order to be as prepared as possible for future needs. After all, your Declaration requires your common elements be adequately maintained and you deserve nothing less. A well maintained community will add to your property values as well as the safety and well-being of the residents.



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If I may be of assistance, please feel free to contact me.

NEW! Covenants enforcement policy

In March, after almost eight months of work, the Board approved the Oakview Heights CC&R Enforcement Policy. This document is a tool intended to compliment the Community CC&Rs by putting in place a uniform set of guidelines for how the CC&Rs will be enforced. Prior to this, there were no enforcement guidelines and no mechanism to compel compliance on those rare

occasions when it was required. The Board felt that this policy was necessary not only for those rare occasions, but with the high number of rental homes in the community, having a policy that would include owners and owner/occupants. You may review the approved policy on the Oakview Heights website at www.oakviewheights.org.