



FOR YOUR CALENDAR:

**Board of Directors meeting**  
 7 p.m. Jan. 20 at Camas FD station. 4321 N.W. Parker St.

**2005 general association meeting**  
 7 p.m. Feb. 3 at Camas FD station. 4321 N.W. Parker St.

**Holly Hills Quarterly's spring issue**  
 In the mail March 15 (with dues bill)

**Board of Directors meeting**  
 7 p.m. May 5 at Camas FD station. 4321 N.W. Parker St.

# Renew our purpose, win valuable prizes

On the evening of Aug. 1, 2003, the Holly Hills Homeowners Association held its first annual meeting.

The room was crowded with people eager to be involved, and as a community we came together to elect our first board of directors.

Fifteen months have passed since, and we've had tremendous success creating an organization that functions smoothly and efficiently.

Much of this has to do with the fact that we hired the management company TMG.

For those who look at the budget, TMG represents the single largest line item. Several homeowners have raised questions and concerns about this cost. But please keep in mind that there are many facets to managing this association that

go well beyond what should be expected of any group of volunteers. We believe that our dues are reasonable, and with a daily cost of only 50 cents per house, we've been able to accomplish much, with TMG keeping us from getting bogged down in the day-to-day details.

Overall, homeowners have



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responded positively to what we've been doing, and at the close of November, there was only one financial delinquency (caused by a home that fell into foreclosure). Our challenge now is to evolve this group from structurally

sound to socially active, developing a stronger sense of community. This is going to take those volunteers who came forward at the first meeting and more.

Please again consider getting involved, starting Feb. 3.

## Is this your dog?



Several homeowners, particularly those who live near the park and common areas, report dog waste being left behind.

# The board needs you

Have you considered serving on the board of directors for your neighborhood?

One homeowner will be elected to that board at the upcoming annual meeting (7 p.m. Feb. 3 at Camas FD).

Becoming a board member gives you the chance to be part of important decisions in your neighborhood, including how your monthly dues are spent and other concerns to Holly Hills homeowners.

Serving your community in this capacity is a vitally important function that preserves and maintains the value of one of your biggest investments, your home.

As a board member, your responsibilities would include:

- \* Attending all meetings (typically five, starting at 7 p.m.)
- \* Encouraging the involvement of other owners.
- \* Enforcing the governing documents of the association and amending as appropriate.

Please consider volunteering. You will experience the reward of knowing you have done your part to make Holly Hills a place you are proud to call home.

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**Raffle for quarterly dues**

To encourage participation in the annual meeting, Holly Hills will offer a raffle to those in attendance (7 p.m. Feb. 3 at Camas FD). Five homeowners, drawn at random, will get to skip a quarter's dues (\$45 value).

# How the dues get spent

Each quarter, the Holly Hills Homeowners Association collects \$45 in dues from all of the 238 households within the area's boundaries (raising \$10,710 per quarter, \$42,840 annually).

The costs of running an association, though, aren't cheap – even with a great amount of volunteer labor. Our landscape maintenance agreement, for example, will cost us over \$10,000 this year.

TMG is the company we've hired to handle all of our day-to-day management duties. It collects dues, deals with complaints and prepares submissions for the board's review, including architectural additions, such as fences and sheds, as well as

exterior paint color changes and applications to build new homes on the remaining lots.

TMG also prepares mailings for us to all of the homeowners (including this one).

TMG, in turn, costs our association \$1,350 per month, and the cost for copies and postage will add another \$2,000 this year.

On the positive side, we have more than met our goal of putting aside \$5,000 this year in a money market account.

This money can be used

for future projects as well as in emergencies. Those costs might include replacing playground equipment that becomes worn or damaged or purchasing a new entrance sign for our subdivision.

When we originally calculated our budget for 2004, we only accounted for 219 homes because, at that time, that was the number of homes completed and sold. TMG later



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advised us that we could collect on all lots, built out or not.

Therefore, we've collected a bit more than expected, which will allow us to actually save more than \$8,000 this year instead of the \$5,000 planned.

Both Mike and Kane have written in their columns how important it is that

homeowners here be involved.

The more people that are involved in the association, the more we can do as a neighborhood as volunteers to keep our costs down.

This is especially true when it comes to park and trail maintenance costs.

If we had regular park cleanup by volunteers, we would be able to negotiate that into our landscape maintenance contract, giving us a lower overall annual rate. ... Something to think about for the future.

## Our money

(As of 10-31-04)

### Revenue

**Dues / Late fees \$36,628**

### Expenses

**TMG \$12,650**

**Maint./repairs \$11,238**

**Utilities \$3,450**

**Office supplies \$1,618**

**Legal/accounting \$807**

**Total expenses: \$29,763**

**Savings: \$6,865**

# AROUND PRUNE HILL

On Sept. 14, voters in Camas approved the school district's three-year technology levy, allowing the district to update software as well as infrastructure, systems and networks.

Enrollment in this city has increased 80 percent since the previous technology levy was passed (1994). The new \$2.2 million levy will cost taxpayers 24 cents per thousand dollars of assessed home valuation for three years, or \$48 annually on a \$200,000 home.

Camas recently started a community-oriented radio station (AM-1670) to provide broadcast information tailored specifically to our city.

The station, sponsored by Georgia-Pacific, will be updated regularly by police officer Tim Dickerson, who says the non-commercial content will include -- but not be limited to -- information about street closures and fire prevention tips.

Know about news that might interest Holly Hills homeowners? Please share via:

[hollyhillsnews@yahoo.com](mailto:hollyhillsnews@yahoo.com)

## People in our neighborhood

**Michelle and Brett Oppegaard** (2939 N.W. Astor St.) welcomed another little girl into their lives on Nov. 29. **Tia**, 7 pounds, 13 ounces, joins the family that also includes her 3-year-old sister, **Addy**. The Oppegards moved from east Vancouver to Holly Hills in June.

To submit your neighborhood announcements, including births, marriages, graduations, job changes, anything that might allow the people around you to know you better, please e-mail the information, and a contact number, to:

[hollyhillsnews@yahoo.com](mailto:hollyhillsnews@yahoo.com)

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