

Subdivision with at least 171 homes approved for around Grass Valley Park

The area at the bottom of our neighborhood's hill is about to get a lot busier. Camas City Council approved in July the plans by Talbitzer Homes to build a development on 59.1 acres east of Sunningdale Gardens and north of Grass Valley Park.

Two options were approved by the council:

* 171 lots for single-family residences in four phases, including 84 lots for attached housing, and a 10.7-acre site for a new elementary school in a fifth phase.

* Or a 230-lot residential subdivision in five phases, including 84 lots of attached housing.

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QUARTERLY
September - December 2005
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FOR YOUR CALENDAR:

Board of Directors meeting (open to everyone)
7 p.m. Nov. 3 at Camas FD station, 4321 N.W. Parker St.

Holly Hills Quarterly's winter issue
In the mail Dec. 15 (with dues bill)

Board of Directors meeting (open to everyone)
7 p.m. Feb. 2 at Camas FD station, 4321 N.W. Parker St.

General association annual meeting (open to all)
TBA at Camas FD station, 4321 N.W. Parker St.

Holly Hills' Higgins headed for second term

Neighbor running unopposed for Ward 5 position

My name is Scott Higgins. I have been your Camas City Councilman for the past four years and am looking forward to four more.

I grew up in Camas, and I am a graduate of Camas High School (the old one). When I graduated, I thought that I wanted to get as far away from Camas as possible. So I went to college in Tampa, Fla. After college and a few years of work, I met my wife, Dr.

Allison Higgins, and we decided to start a family. When choosing a place to live, there was no other town that could compare to Camas.

As an adult, I now realize how special a place this is, and I want my kids to have the same experience growing up that I did.

Only problem: Camas is not a small town anymore. In fact, the fields that I used to play in now have become Holly Hills.

I wanted to do what I could to maintain the small-town feel here, so I decided to run for council four years ago.

Things have changed a lot.

Scott Higgins,
Camas council
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During his next term, Higgins promises to write a regular column for this newsletter about city issues and how those affect us

People have changed, but the feel is still here. You can go downtown to the city library and hang out, read, take a stroll down Fourth, find a nice shop and have a good dinner.


It still feels small to me during events like Camas

Days, Cam Town Youth Festival, WAM, The Plant and Garden Fair and other events.

I would encourage you to take advantage of these activities with your families and see for yourself.

But we still have work to do.

Some of the things I am working on: a Youth Council that teaches government and encourages youth to be a part of the future, attracting new and exciting businesses to Camas, as well as a centrally located community center that will make us all very proud. There will be others. ... So keep reading.



Do you know the value of your largest investment?

Are you curious about how much homes are listing and selling for in our neighborhood? **360-281-1634**

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Traffic on Dahlia Drive and Endicott Street still going too fast

By Travis Brist

Autumn is on the horizon. Kids are back in school, and that means big buses are traveling our neighborhood's streets again.

This means even more traffic for the already busy thoroughfares Dahlia Drive and Endicott Street, among others. It is always important to remember that the

speed limit in our neighborhood is 25 mph. But a recent traffic analysis conducted on Dahlia Drive showed that in a 10-day period, more than 1,600 vehicles were clocked at speeds greater than 35 mph on that road, with some in excess of 50 mph.

These speeders put at risk any of the children, pets or pedestrians enjoying a stroll or a jog through the neighborhood.

We all are anxious to get to our homes

after a long day, but is arriving five minutes sooner worth the possible injury or death of a neighbor?

The homeowner's association has been working with the city and local law enforcement to reduce the speed of traffic, but ultimately it takes everyone doing their part to keep our community a safe and enjoyable place to live. Let's be courteous and drive safely and lawfully.

Covenant of the quarter:

Section 3.8.2: Maintenance. Each owner shall ... keep the interior and exterior of the structure on owner's lot, as well as the lot itself, in a clean and sanitary condition ... and shall do all redecorating, painting, landscaping and maintenance ... to maintain the appearance.



Quarterly Report on Real Estate

Home transactions in Holly Hills (Jan. - July 2005)

Glines, Edward, to Edell, William, 3628 N.W. Benita Drive,
Holly Hills, L-47, \$350,000, 7/1/05.

Prows, Daniel, to Koranda, Kevin, 2937 N.W. Conrad Court,
Holly Hills-4, L-5, \$610,000, 6/30/05.

McKinney, Michael, to Reddy, Pulla, 2816 N.W. 37th Ave.,
Holly Hills, L-1, \$390,000, 6/21/05.

Peed, Richard, to Barnett, Robert, 2948 N.W. Dahlia Drive,
Holly Hills-4, L-14, \$450,000, 6/17/05.

Bogart, Mike, to Dangler, David, 2913 N.W. Benita St.,
Holly Hills-3, L-70, \$415,000, 6/16/05.

Cox, Jerry, to Blanco, Joseph, 2711 N.W. 36th Ave.,
Holly Hills, L-29, \$329,000, 6/10/05.

Capstone Homes, Inc., to Grogan, John, 2621 N.W. 35th Circle,
Holly Hills-2, L-54, \$275,000, 6/9/05.

Excelsior Mortgage Equity Fund I, LLC, to Ogden, Heath,
2838 N.W. 29th Ave., Holly Hills-4, L-36, \$424,200, 4/28/05.

Brasher, George, to Kroeker, Rondal, 2544 N.W. 32nd Ave.,
Holly Hills-3, L-28, \$399,900, 4/22/05.

Jerry Simonson Homebuilder, Inc., to Layne, Dennis,
2928 N.W. Pacific Rim Drive, Holly Hills-2, L-10, \$375,900, 4/27/05.

Rees, Earl, to Chen, Bing-Lin, 2739 N.W. 30th Circle,
Holly Hills-4, L-25, \$474,900, 4/20/05.

Johannes, Dale, to McMahan, Robert, 2731 N.W. 30th Circle,
Holly Hills-4, L-24, \$462,500, 4/4/05.

Capstone Homes, Inc., to Weidmann, Shawn, 3641 N.W. Endicott St.,
Holly Hills-2, L-1, \$246,000, 3/3/05.

Harris, James, to Rigby, Matthew, 2507 N.W. 37th Ave.,
Holly Hills, L-49, \$331,200, 2/28/05.

Capstone Homes, Inc., to Bell, Charles, 3527 N.W. Endicott St.,
Holly Hills-2, L-7, \$275,000, 2/8/05.

White, John, to Joubert, Jeffrey, 2501 N.W. 37th Ave.,
Holly Hills, L-48, \$305,000, 2/2/05.

Morasch, Michael, to Stafford, Douglas, 2843 N.W. 29th Ave.,
Holly Hills-4, L-34, \$429,900, 1/31/05.

Summer picnic draws more than 100 people



Maybe it was the weather. Warm and sunny, with a pleasant breeze. Maybe it was the chance to be with neighbors. Or play in a bounce house. Or join in games, such as musical chairs. Or to toss water balloons. Or share in a community barbecue. Whatever motivated each individual, more than 100 Holly Hills residents came together to celebrate the summer in mid-July at Grass Valley Park.

Photos by Marie Page



Landscape survey: Overgrown weeds are biggest issue

Here is an overview of the landscape survey feedback received this quarter: * There are recurring concerns over overgrown weeds and blackberries along the trails and green spaces. Some residents would like to see more frequent attention to keeping the weeds at bay, particularly at the main entrance. Several people also like the idea of keeping green spaces in a natural state. And there was a suggestion to expand trails.

* Most respondents favored adding something at the park for older kids, like a belt and/or tire swing and a rebounder to throw, hit or kick a ball against in the sport court. A tether ball or monkey bars also was suggested. We need to correct the puddles on the slides and did widen the basketball nets. A trash can has been added near the play equipment.

- Margaret Tweet

Minutes of the Aug. 4 board meeting (draft):

Excerpts of items of some discussion:

Reserve pot reaches \$8,700

Treasurer Denise Heiser says the HOA is on budget. The neighborhood also has accumulated about \$8,700 in its reserve fund for repair, replacement and upgrade of common areas.

Almost everyone paying dues on time

Board president Marie Page said the majority of owners are paying their dues and paying them on time. Only 3 percent of owners are more than 30 days overdue, and one owner represents about two-thirds of the money more than 30 days overdue.

Parking and lawn maintenance biggest concerns

Our management company, TMG, issued notices and/or fines to 12 owners since the last board meeting. Most of the problems were related to parking, but friendly reminders were also issued for landscape maintenance problems and failure to get architectural approval before making improvements. The HOA issued six friendly reminders, four notices to correct and two fines.

All architectural changes approved this quarter

Eight requests for architectural changes were submitted since the previous board meeting and all were approved. The requests included fencing, house paint, a sport court and a patio cover. Not included is the previous request by the owners of the fence partially constructed along Dahlia Drive, which was not approved by the HOA. The owners have elected to remove the newly-constructed sections of the fence and restore the fence to its original location.

Volunteers needed for sub-committees

Travis Brist, chair of the Dahlia Drive committee, requested volunteers. So did Don Bain, chair of the CC&R committee. The newsletter also could use some help, especially with selling advertisements. Anyone interested in any of those positions, or simply being more involved in the neighborhood, should e-mail: Hollyhillsnews@yahoo.com or call Page at 360-833-1117.

Thanks to the organizers of the summer party

Page thanked organizers Alicia King and Cindy Moraski, in particular, and everyone else who contributed to the success of the HOA's summer party.

Architectural review committee ready to roll

The board noted that the architectural review committee now includes enough volunteers to take over review of architectural requests. The board will now serve only as an appeal body.

More mowing in the works

Board member David Lampe suggested TMG hire ProMow for regrading and regravelling the rock path between NW 31st and the cul-de-sac on NW 32nd, if the company is willing to do it for \$525. Marie seconded the motion (Harker was absent), and it passed. Lampe also said the HOA needs to address the path that connects 35th Circle to the City path, and he will get bids on field mowing of the open space that sits between the Dahlia Drive hill and the storm water retention area.

Traffic, loud music from cars, better entry sign

Neighbor input this quarter: * One neighbor, who didn't give his name, said he was concerned about the speed of traffic on his street and the loud music that sometimes comes from those cars. * Ildiko Allen thinks the neighborhood should improve its entrance sign. She volunteered to research options.

Treasurer's report: Building a reserve

A quick review of our financial statements might make you wonder what the "reserve transfer" is.

That's the money set aside each month for a replacement fund, which eventually will pay for replacing playground equipment, entry monuments and anything else necessary.

For the past two years, the board has put away \$279.58 per month, or \$3,355 per year. In 2004, we also were able to add some extra money, gained by keeping actual costs below the operating budget.

As of June 30, 2005, our reserve account balance had grown to \$8,705.50, and we expect this balance to reach \$10,383 on Dec. 31, which will be halfway to our \$20,000 goal.

Denise Heiser,
treasurer
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Our money

(As of June 30, 2005)

Revenue	YTD actual	YTD budget	Annual
Dues	\$21,420	\$21,420	\$42,840
Late fees / other	\$369	\$0	\$0
Total revenue	\$21,789	\$21,420	\$42,840
Expenses (highlights)			
TMG (mgmnt co.)	\$7,590	\$8,100	\$16,200
Landscape maint.	\$4,085	\$5,555	\$11,110
Landscape improv.	\$858	\$1,000	\$2,000
Water	\$80	\$1,200	\$2,400
Insurance	\$1,184	\$1,250	\$2,500
Office supplies	\$2,062	\$900	\$1,800
Reserve transfer	\$1,677	\$1,678	\$3,355
Total expenses	\$18,257	\$21,420	\$42,840
Excess revenue:	\$3,532		