

Covenants, the rules we live by

from page 1

CC&Rs: Regulations regarding specific uses of each individual property.

The core of these regulations can be found in Article III of the CC&Rs. Examples include restrictions on exterior paint colors (no hot pink),

fence materials (no chicken wire) and conformity of accessory structures with the house (no recycled pop bottle green-houses, sorry).

They provide our community with the means to insure continued design uniformity, which is intended to preserve our property values.

The association board is empowered by the CC&Rs to enforce them, and the board has adopted a policy for doing so. If a violation of the CC&Rs exists, say a boat is parked in the driveway, The Management Group (TMG) sends a notice to the resident

explaining the violation and requesting compliance. If the violation persists, a fine is issued. Continuing violation will result in escalating and accumulating fines. It is important to know that the board has chosen not to pay TMG to perform regular inspections of our neighborhood. Therefore, TMG only addresses violations that are reported to it by a resident.

The association board currently acts as the Architectural Review Committee, advised by a subcommittee led by volunteer Ralph Schmidt.

The ARC is empowered to review plans for development on a property. For instance, if you build a fence or accessory building, ARC will review the plans to verify conformity with the CC&Rs. It is important to get this review prior to constructing anything. It would be a terrible waste to have to remove or rebuild something.

In case you are wondering, the CC&Rs can be changed, but changes are very difficult to make because they require approval by a two-thirds majority of homeowners.

If you need a copy of the CC&Rs or want to report a CC&R violation, please contact TMG's Kane Thomas at 360-397-0327 or kanet@tmg-northwest.com.

It is important to get this review prior to constructing anything. It would be a terrible waste to have to remove or rebuild something.

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FOR YOUR CALENDAR:

- Neighborhood party**
4 to 7 p.m. July 16 at Grass Valley Park
- Board of Directors meeting (open to everyone)**
7 p.m. Aug. 4 at Camas FD station, 4321 N.W. Parker St.
- Holly Hills Quarterly's fall issue**
In the mail Sept. 15 (with dues bill)
- Board of Directors meeting (open to everyone)**
7 p.m. Nov. 3 at Camas FD station, 4321 N.W. Parker St.

Neighbors busy with park, sale

Holly Hills hosted a couple of major events in May, intended to improve life around the neighborhood.

The association hopes to make an annual ritual out of the community-wide garage sale it offered May 20-21, attracting participation from at least 25 Holly Hills residences.

Response was especially strong on the Friday morning.

About a dozen neighbors, including all three of the board members (Marie Page, David Lampe and Lara Harker) worked in the neighborhood park on the following weekend (May 28), planting \$700



Homeowners gathered at the neighborhood park on the last Saturday in May to spruce it up, including planting bushes.

worth of bushes and flowers, adding bark and cleaning up debris in the park's beds.

Another planting party will

be happening soon, and a general neighborhood party is scheduled from 4 to 7 p.m.

July 16 in Grass Valley Park.

Boom! ... Oops

A home in Holly Hills last year suffered \$500 damage from a neighbor's firework.

Now that our development is nearly complete, the homes are packed in rather tightly. So we are

asking those of you who want to have your own fireworks displays here to please exercise extreme caution.



Covenants: What do you mean I can't do that?

By Marie Page and David Lampe

What's that you say? You're planning hot pink trim on your house? Chicken wire to fence your property? Yes, a greenhouse built entirely out of used pop bottles sounds interesting, but you might want to read this first.

When the original owner subdivided his property into the 238 lots and common areas that became Holly Hills Estates, the owner recorded a Declaration of Codes, Covenants and Restrictions (CC&Rs), which set rules that all future owners (that's us) must follow. When we closed the purchase of our homes, we

should have received a copy of this document from the title company.

The purpose of CC&Rs is to delineate basic rules, which establish the rights and obligations of each lot owner in our community. As Holly Hills was developed, the CC&Rs provided regulations that homebuilders were obligated to follow. The CC&Rs also provide directions for the maintenance of our common areas and the management of our Homeowners' Association.

We focus here on another component of the

Covenants, page 4

Covenant of the quarter:

Section 3.8.19: Accessory structures. No storage structures, outbuildings, carports, garages, sheds or other structures not deemed residential dwelling units ... shall be allowed on any lot without written approval of the Architectural Control Committee.

People in our neighborhood

Please welcome our new homeowners (since Feb. 28):

- Matthew & Kimberly Rigby** (2507 N.W. 37th Ave., 2/28)
- Shawn & Jillian Weidmann** (3641 N.W. Endicott St., 3/3)
- Robert Evans** (2918 NW Pacific Rim Drive, 3/21)
- Robert McMahan** (2731 NW 30th Circle, 4/4)
- Bing-Lin & Yolande Wu Chen** (2739 NW 30th Cir., 4/21)
- Ronald & Barbara Kroeker** (2544 NW 32nd Ave., 4/21)
- Dennis Layne** (2928 NW Dahlia Drive, 4/27)

Minutes (draft form) of the May 5 board meeting:

Excerpts of items of some discussion:

1. Homeowner Ralph Schmidt offered to handle the association's tax prep next year.
2. The Pasa fence request was tabled for further discussion.
3. Discussion continued on the park's ground-cover issue. Board member Marie Page is continuing to investigate.
4. Discussion continued on the traffic islands' issue, with a proposal for landscaping the areas rejected at the last meeting because of cost.
5. The newsletter would like to have more advertising, to help it become self-sustaining. Those interested (or who know someone who might be interested) are encouraged to e-mail: Hollyhillsnews@yahoo.com.
6. A neighbor suggested re-rocking the pathway between 31st and the cul-de-sac on 32nd.
7. A neighbor wanted to know when the city planned to mow along the regional trail.
8. A homeowner asked the association to contact the city about putting a garbage can in the neighborhood park. She offered to move it to the curb on collection days.

Landscape survey: Tell us what you want

The association is working to improve and maintain the green spaces, trails and parks in our neighborhood.

Your input will help the board determine what areas need the most work and help dictate which improvements to incorporate as time and the budget allows.

Trails -- The trail system is a maze that includes the paved city trail and some other more earthy trails in the area. If you have observed trails that need attention, please note the location and what you think would improve accessibility.

Green spaces -- These areas are mostly left in a natural state. Along paths, there is an effort to trim periodically. If you are aware of a green space area that needs more regular attention, please note the location and suggest maintenance improvement ideas.

Possible future park improvements -- Please note which you would like to see:

Play Equipment: Two belt swings (in addition to the bucket swings now in place); tire swing; short track glider added to play equipment; other?; no interest in play equipment

Sport Court (the court has been cleaned, and the doors repaired): 40' rebounder net on one side of court to allow individuals to practice tennis, pitching, kicking, play wall ball, etc.; no interest in adding the rebounder.

Honey Bucket type outhouse near park.

Other suggestions?

Please respond to: hollyhillsnews@yahoo.com;
or call Lara Harker at 360-834-5075.

Lampe takes leap into leadership, filling third post



It was the moment of truth. The two members of the three-member board had advertised the vacant position over quite some time, and they hoped that someone at the May board meeting would volunteer to fill that post ... but nobody did.

So I reluctantly raised my hand. I can't very well expect others to step up if I'm unwilling to do it myself.

I've served as the secretary since the homeowners took over the administration of the association, so moving to the board has unfortunately created a new hole.

And what is our reluctant new board member going to bring to the table? Not a grand vision of increasing community spirit, activities and communication unfortunately. Don't get me wrong, I'm all for it, but we already have many great people both on the board and through committees working in that direction. I will focus on the more mundane, basically association administration and association CC&Rs.

When the city of Camas approved the Holly Hills Estates subdivision, it required the homeowners to take common ownership and responsibility for things such as the park and our stormwater facilities. Each of us -- whether we like it or not -- became part owner of those common areas when we purchased our homes. Worse yet, with the responsibility for the common areas comes the need for maintenance and liability protection. Those things cost money, so now we have to collect dues from one another to share the expense. That means someone has to send bills and collect money. Now we need to pay for that, too!

So I will try to stay focused on responsible management of our common areas while minimizing our homeowner dues.

The association is also responsible for seeing to it that our own rules are enforced, things such as restrictions on parking and paint color, etc. This is very tricky. The rules are meant to maintain a positive atmosphere in our neighborhood and, we hope, a positive value for our individual homes. But enforcement limits our individual property rights and costs money too. So I also will try to stay focused on responsible management of our CC&Rs, stressing minimization of expense without sacrificing the ability to maintain the positive atmosphere in which we live.

David Lampe,
board member
360-833-2960
familylampe@comcast.net



New president ready to dig in

I moved from Minnesota to 3405 N.W. Dahlia Drive seven years ago, when my house was the only one on that street above the creek. The park wasn't finished yet. Dahlia Drive ended just at the top of the hill, and Endicott ended after only a few houses. It was

By Marie Page



rather lonely up here then, but fortunately that didn't last long. As the community developed, though, the traffic on Dahlia Drive soon became a problem.

A neighborhood association was organized to convince the city to help solve that problem. I served as vice president of that organization, and it was a natural progression to become involved with the current neighborhood association when the developer turned the duties over to the community. As vice president of the board, I have represented our association at the UCAN (United Camas Association of Neighborhoods) monthly meetings and have represented UCAN on a working committee to write new city codes for wetland / wildlife protection. Now, as president, I hope to com-

plete several tasks that your board set during our original discussions.

The first of those is to finish getting our new committees up and running. So far, we have a good start, with neighbors leading committees such as social activities (Alicia King), architectural review (Ralph Schmidt), newsletter (Brett Oppegaard), Web site (Michael Rush), landscape design (Margaret Tweet) and CC&R review (Don Bain).

At the last quarterly meeting, several volunteers stepped forward to help with the CC&R review. This is something that has come up again and again at quarterly meetings since we took over the association. To help this committee get going, I am asking all residents to look over the CC&Rs and let us know which ones you would like to

Marie Page,
president
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see changed. You should have received a copy of the CC&Rs from your title company when you closed the purchase of your home.

Another goal that I would like to see completed is to finally get the Web site up and running with useful materials for everyone in the community. Michael Rush has volunteered to do that, and now it is just a matter of moving forward.

Also, we again have a committee created to work with the city on the traffic problems in our community. If you would like to help with any of the

committees mentioned please contact me right away.

There are two more items I would like to work on during my term as president. As many of you know, when we took over the association from the developer, we had absolutely no money. Now that we are heading toward the two-year mark, we have some funds built up. When the new board first started, we were told that by state law, we needed to do a reserve study to determine how much money we should have in reserve to cover major replacement expenses in the future (things such as replacing the court in the park, replacing the jungle gym, repairs to the retention areas). So, I plan to look into this to find out exactly how much it does cost, and when we need to do it, to make sure

we are in compliance with state law. Lastly, now that we have some funds to work with, I would like to see more of the weeded areas kept clear.

Last year, we were able to add to our regular maintenance many areas that had not been kept up by the developer. But there are still many trails and areas that are unsightly. Before the board adds this to our maintenance schedule, however, residents may want to see other kinds of improvements or additions.

If you have any suggestions, please call me or contact one of the other members of the board.

My hope is that by accomplishing these goals, a sense of community will be established in Holly Hills that will enhance the value of our homes as well as the enjoyment of living here.