

HOLLYHILLSNEWS@YAHOO.COM

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**Prudential**  
Northwest Properties

HAPPY HOLIDAYS

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www.iallen.pru-nw.com

### Web site, from page 1

importantly, there was no means for providing downloadable files, such as PDFs of CC&Rs or past newsletters.

The primary goal of the new Web site, launched Nov. 19, is to reduce the complexity and clutter and just focus on the parts that we really need. In fact, (as of this writing) the Web site consists of one page.

This Web site should be a place where people can look to

find out about upcoming neighborhood events and should be the official source for things such as the neighborhood CC&Rs or board / meeting minutes.

Eventually I'd like to add additional functionality. But the most important part at this point is that the Web site is now hosted in an environment where we can make it do whatever we like.



FOR YOUR CALENDAR:

**General association annual meeting (open to all)**

7 p.m. Feb. 2 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 (open to everyone)**

7 p.m. May 4 at Camas FD station, 4321 N.W. Parker St.

**Board of Directors meeting (open to everyone)**

7 p.m. Aug. 3 at Camas FD station, 4321 N.W. Parker St.

### Piano Lessons

Beginner to advanced, all ages

private instruction in Holly Hills

Diane Anderson, M.A.

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## Uproar over school split

Half of Holly Hills to Dorothy Fox Elementary and half to JDZ?

Residents didn't like the idea of that sort of division, so many

of the people in the neighborhood have signed a petition and attended recent school board meetings to oppose the boundary change, arguing that all of this subdivi-

sion's kids should go to Dorothy Fox. The lobbying started at a

grass-roots level, door to door conversations, but once the people were mobilized, and the association became involved, Holly Hills was able to make a powerful -- and unified -- presentation to the school board, with the final decision looming

### To get an update:

When this issue is resolved, the Holly Hills News e-mail service will provide a report from our neighborhood's perspective.

To get on that list, send your e-mail address to:

**hollyhillsnews@yahoo.com**

(e-mail update available).



The Camas School Board expects to make its final ruling on Dec. 12

## Annual gathering on Feb. 2

The annual association meeting this year is of particular importance because we have four key positions to fill:

treasurer, secretary and two to help with architectural reviews.

All four positions are important to the smooth running of our association, yet none of them are excessively time consuming.

So think over this opportunity to get involved in building our neighborhood. Or just come to the meeting for the snacks, conversations and a chance to win a quarter's worth of dues.

Want to skip dues for a quarter?

Show up at the annual meeting at 7 p.m. Feb. 2, and you could win that reprieve in a raffle.

## Web site gets new home and look

By Michael Rush

Web site chair

Up until now, the Holly Hills homeowner's association's Web site has had little to offer the community.

However, that's all changing in the coming months.

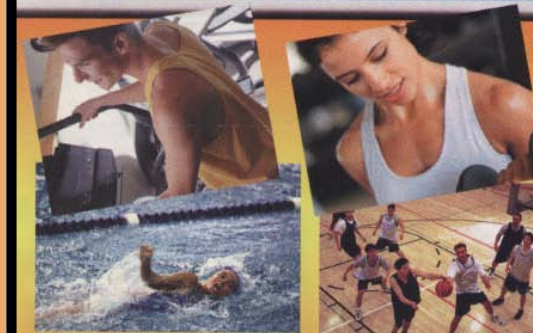
The previous site was

hosted free-of charge by a local web design company. Although free, it came with a price. The software that the site ran was not well suited for the simple needs of our association, making it overly complex to use. And, more

**Web site, page 4**



## Did You Know?



There's a place in your neighborhood you can afford to bring the whole family...

SAVE \$25 TO \$75 OFF JOINING FEES

Coupon expires March 15, 2006

- Indoor / Outdoor Pools
- Basketball / Volleyball
- Fully equipped fitness center
- Group fitness classes
- Kids Club
- Sauna

**LaCAMAS**  
Swim & Sport

2950 NW 38th Ave.  
Camas

834-8506

# Where Everybody Fits In!

## Covenant of the quarter:

Section 3.8.10: Trash Containers and Debris: All trash shall be placed in sanitary containers either buried or screened so as not to be visible from adjoining structures, streets or roadways. No lot or any portion thereof shall be used as a dumping ground for trash.



# Quarterly Report on Real Estate

**Home transactions  
in Holly Hills  
(June - September 2005)**

Hall, David, to Worley, Kevin, 2524 N.W. 32nd Ave., \$369,900, 9/30/05.

Lantz, Wallace, to Gudge, Matthew, 2450 N.W. 29th St.,  
\$470,000, 9/26/05.

Capstone Homes, to Kutscher, James,  
3616 N.W. Dahlia Drive,  
\$330,000, 9/15/05.

Townsend, Vance, to Jenkins,  
Christopher, 2541 N.W. 35th Circle,  
\$392,000, 9/19/05.

Capstone Homes, Inc., to Doern, Bart,  
3542 N.E. Endicott St.,  
\$345,000, 9/6/05.

Duque, Isidro, to Leatherman, Richard, 2803 N.W. 30th Circle,  
\$575,000, 9/6/05.

Badolato, Ernest, to Shen, Joseph, 2730 N.W. 29th Ave.,  
\$439,900, 9/6/05.

Volynets, Eduard, to Orlov, Valery, L-41, \$165,000, 9/2/05.

Cash, Ty, to Johnson, Kelly, 3448 N.W. Endicott St., Camas, 98607,  
\$325,000, 8/31/05.

Glucksman, Jerry, to Billon, John, 2763 N.W. 32nd Ave., Camas, 98607,  
\$585,000, 8/26/05.

Hernandez, Andre, to Neumann, Edmund, 2715 N.W. 30th Circle,  
\$528,500, 8/24/05.

Capstone Homes, Inc., to Tkachev,  
Boris, 3628 N.W. Endicott St.,  
\$315,500, 7/8/05.

King, Patrick, to Juetten, Chris,  
2906 N.W. Endicott St.,  
\$383,500, 7/6/05.

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

Prows, Daniel, to Koranda, Kevin,  
2937 N.W. Conrad Court, \$610,000, 6/30/05.

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



2803 N.W. 30th Circle



2937 N.W. Conrad Court

## Catching up with Camas City Council Fire and police rate high

This quarter I want to give you an update on a Level of Service survey that you may have filled out for the city in July.

We sent out 6,400 surveys and had 21 percent of those returned. We were looking for information from our citizens that rated the quality of services the city provides, and we also wanted to know which services you found most important. The results are in, and we will use them for future budget decisions.

One important piece of information that surfaced was that 80 percent of respondents said that they were satisfied with current services. That tells us we have set high expectations, and we are meeting them.

You also rated fire and police as the most important services that the city provides. Next came water, sewer and streets and then came parks, library, recreation and animal control services.

As we struggle to meet growth demands, this information will be helpful for future budgeting decisions.

The next challenge will be to keep that level of service over the next 20 years without raising taxes.

The council therefore will be developing strategies to bring in more commercial and industrial businesses (and tax revenue) to keep services high.

My hope is that the little things that make Camas unique and feel small, some of the extras, will be in place for your children and mine.

**Scott Higgins,**  
Camas council  
360-834-0848  
shiggins@ci.camas.  
wa.us

Higgins represents Ward  
5, our district, and he  
also lives in Holly Hills



## Soup for you and you ... and you

Shortly after Shawna and Barry Smith finished their house in Holly Hills in 2002, they decided to host a party for their new neighbors.

During those first couple of years, they had community barbecues and holiday celebrations and so much fun that they decided to make such socializing a regular event.

So in November 2004, the Smiths created Soup Night, a monthly gathering that routinely attracts around 50 people, many of which are kids.

The Smiths cook a couple of different soups (recent offerings include crawfish bisque and gumbo) while neighbors provide appetizers and desserts.

"We thought it would be a great way to get to know our neighbors a little better," Shawna says. "We all have something in common, living here, and this helps to create a sense of family in the neighborhood."



**Shawna and Barry Smith invite their Holly Hills neighbors into their home for a party just about every month. They call these events Soup Night, but the gathering is more about conversation than cuisine.**

## Minutes of the Nov. 3 board meeting (draft):

Excerpts of items of some discussion:

### Association operating slightly over budget

Treasurer Denise Heiser stated that the homeowners association is trying to catch up to some unexpected costs recently, making us about \$2,000 over budget, but she says we should do so shortly. Those unexpected bills came from the need to put in a drainage ditch on Northwest 29th Avenue and to create a gravel path in one of the common areas.

### Should the board raise association dues?

The board is talking about the pros and cons of raising dues for 2006, but a decision won't be made on that until after the year's landscape maintenance costs are determined through the scoping and bidding process being handled by the landscape committee.

### Dues delinquencies on the rise

The delinquent payment report this quarter showed a significant increase in the number of Holly Hills homeowners not paying association dues on time. Of the 238 homes in the neighborhood, 11 percent are more than 30 days overdue. Last quarter that number was 3 percent. Of that, there are six properties more than 90 days overdue, and liens have been filed (or filing is in the process) on five of the six. Three of those homeowners represent about half of the total money overdue.

### Parking and yard maintenance problems

Our management company, TMG, issued 13 notices and/or fines during the past quarter, primarily to those not adhering to covenants regarding on-street parking and yard maintenance. Those contacts included six "friendly reminders," four "notices to correct," one "first fine" and two "second fines." Board member David Lampe reminded those in attendance that the board has chosen not to pay the management company to perform scheduled inspections. Instead, all infraction notices are complaint driven by homeowners (those should be directed to Kane Thomas at TMG, see "How Do I?" box on this page).

### Four architectural requests approved

All four architectural requests were approved this quarter:  
\* House paint (woodlet and Sienna sand) at 3518 N.W. Endicott St., John and Paula Perkins.  
\* Fence around backyard at 3509 N.W. Dahlia Drive, Tracy and Michael Deleon.  
\* House paint (as submitted) at 3405 N.W. Dahlia Drive, Marie Page.  
\* Patio with hot tub and retaining wall at 3617 N.W. Benita Drive, Bennett Chiago.

### Reserve fund might be able to improve

Board member David Lampe suggested that we are earning unnecessarily low interest on the money we have set aside for reserves, \$9,567 as of Sept. 30. So he requested permission to look into options and move the money to an account earning higher interest, preferably at First Independent where the money is now (or at another institution, if necessary).

### Respect pathways and communal space

Besides the discussion taking place about growing vegetation on one property that blocks views on another, there has been concern growing recently that some plants and trees have become overgrown enough to block or hinder traffic on sidewalks and other common pathways in the neighborhood. Board member Lara Harker asks that homeowners take it upon themselves to prune. But there also is a covenant that can be used as leverage as well, 3.8.2 regarding Maintenance of Buildings and Lots.

## How do I?

### Get involved? Get an answer?

Contact the three volunteer board members:  
**Marie Page**, 360-833-1117, mapage200@msn.com.  
**David Lampe**, 360-833-2960, dlampe@comcast.net.  
**Lara Harker**, 360-834-5075, laraharker@comcast.net

### Remind a neighbor of our rules?

Association covenants are in place to protect the value and pleasantness of the neighborhood. If someone could use a reminder of those, please contact our management group:

**Kane Thomas**, 360-397-0327, kanet@tmgnorthwest.com  
**Melissa Waits**, 360-397-0321, melissaw@tmgnorthwest.com

### Contact the newsletter?

**Hollyhillsnews@yahoo.com**

## Our money

(As of Sept. 30, 2005)

Revenue	YTD actual	YTD budget	Annual
Dues	\$32,130	\$32,130	\$42,840
Late fees / other	\$554	\$0	\$0
<b>Total revenue</b>	<b>\$32,684</b>	<b>\$32,130</b>	<b>\$42,840</b>

### Expenses (highlights)

TMG (mgmnt co.)	\$11,385	\$12,150	\$16,200
Landscape maint.	\$8,913	\$8,333	\$11,110
Landscape improv.	\$3,325	\$1,500	\$2,000
Water	\$794	\$1,800	\$2,400
Insurance	\$1,775	\$1,875	\$2,500
Office supplies	\$2,596	\$1,350	\$1,800
Reserve transfer	\$2,516	\$2,516	\$3,355
<b>Total expenses</b>	<b>\$18,257</b>	<b>\$21,420</b>	<b>\$42,840</b>
<b>Excess YTD:</b>	<b>(\$187)</b>		