

Spray, from page 1

from taking over the common areas.

The board is now considering neighbor input, other association experience and city input on how to best manage this growing problem.

If the decision to spray is made, no-spray zones will be established. Sprays will not be applied until late October at the earliest, after the berries should be finished for people and wildlife. At the end of October, a postcard will be mailed with an update and information will also be posted at the Web site, www.hollyhill-shoa.com.

Another invasive species we're trying to control is ivy, since it damages trees. Ivy was planted in the park before the association formed and has been emerging in wild areas adjacent to the park. Some spraying has been necessary to try to eradicate it. Butterfly bushes are another non-native invasive plant. Please avoid planting these plants near the green belts. The association is trying to keep chemical usage to a minimum.

If you would like to comment on this issue, please contact:

Margaret Tweet at 360-833-2014 or savrkids@comcast.net.

Why covenants to protect views are important to us



This home in our neighborhood is an example of how landscaping in one yard can affect views in another. The rocks are the property line.

FOR YOUR CALENDAR:

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

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

General association annual meeting (open to all)
7 p.m. Feb. 1 at Camas FD station, 4321 N.W. Parker St.

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

**It's a battle:
Blackberries
vs. Chemicals**

By Margaret Tweet
Holly Hills resident

We are reevaluating blackberry control options, in response to a recent chemical spray survey taken in the neighborhood. Most survey respondents favored cutting rather than spraying. Several were strongly against the idea of introducing more chemical spray to the neighborhood. At the August neighborhood meeting, resident response was more mixed.

Our goal is to keep the blackberries

Spray, page 4



Should we spray ... or, No?

Just Briefly

New editor needed

After two full years of producing this newsletter for the neighborhood association, I'm going to have to step down as editor after this issue. Family responsibilities just have become too great right now for me. I'd like to help with the transition, but first, we need someone who wants to take over (and there are a variety of other important and interesting positions available at this time within the association, too). So if you want to help in any way, including contributing to the production of this quarterly newsletter, please contact board president Marie Page immediately at:

Marie Page
360-833-1117
mapage200@msn.com

In short, this newsletter has grown tremendously over the past two years, from a single black-and-white copy to the four-page color spread you see each quarter included with your dues bills. And I certainly didn't do that alone. Thanks to all of the contributors and advertisers!

- Brett Oppegard

Just Briefly, page 3

Improvements to the park on the way

By Marie Page
Holly Hills board president

As many of you know the bridge in the park has needed repair since last winter. The board asked two companies to do estimates. After waiting for weeks and weeks, both estimates came back much higher than we thought they should be. Consequently we looked for other alternatives. At the June UCAN meeting, it was suggested we ask a local Eagle Scout to do this repair.

Stephen Bunker eagerly took on the task. He has come up with a plan for a bridge that is much nicer than the first two plans, costs less and has the advantage of the job being a learning experience for him and the Scouts who will help him.

We are presently waiting for a City of Camas engineer to approve the plan before proceeding.

In addition to the bridge, the board has approved the

addition of a tetherball in the park and is now looking into adding two belt-swings for older kids (one of the favored requests from our survey last year). A park-grade double swing set strong enough to hold teens and adults is estimated to cost around \$3,000, including installation and site preparation, and has a life span of 15 to 20 years. The Board is waiting to get a finalized estimate before approving this improvement.

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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 (September 2005 - June 2006)

Wood, Barry, to Tupper, Joseph, 2520 N.W. 36th Ave., \$416,000, 6/12/06.

Nagle, Kimberly, to Edell, William, 2944 N.W. Benita St., \$418,000, 3/3/06.



2520 N.W. 36th Ave.

Warner, Daniel, to Zeamer, Daniel, 2932 N.W. Dahlia Drive, \$559,900, 2/28/06.

Kelsey, Michael, to Gillihan, Amanda, 2508 N.W. 36th Ave., \$399,900, 12/28/05.

Witt, Jesse, to Woolgar, Steven, 3521 N.W. Dahlia Drive, \$355,000, 11/18/05.

Stephens, Lester, to Cardoza, Phillip, 3055 N.W. Dahlia Drive, \$935,280, 10/31/05.

Bullen, Barry, to Marshall, Gracy, 2999 N.W. Astor St., \$400,180, 10/31/05.

Samms, Benjamin, to Bullen, Barry, 3004 N.W. Benita St., \$485,000, 10/18/05.

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



3055 N.W. Dahlia Drive.

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.

Unexpected expenses piling up

For some reason, 2006 has been a year of unexpected, expensive, surprise repairs and problems.

That's included the dead trees that needed removal (well over \$3,000) and the bridge repair (first estimate close to \$2,000). Now, it looks as if we need to pressure wash the fence along Northwest 38th Avenue, restrain it, (estimated at \$5,000) and remove weeds and debris from the bio-swales (estimated at \$700 per bio-swale). None of which was budgeted for this year. Fortunately, every now and then something happens that doesn't cost thousands of dollars.

During the months of heavy rain last winter a new drainage problem developed in the common area on NW 29th sending mud and debris into a homeowner's backyard. We asked our new landscaper, Frontier, and one other company to evaluate the problem and provide us with bids to repair the problem. Unfortunately, our landscaper kept forgetting to go and look at the area, but fortunately it stopped raining so much. The other company came back with an expensive, elaborate bid that we felt was absolutely ridiculous (close to \$2,000). Fortunately, when Frontier finally bid, it was only \$115 plus the cost of adding a tree to help prevent future erosion. Needless to say, we went with Frontier's bid and the problem (we hope) has finally been corrected. The Board is now trying to figure out how we can prepare (and budget) for these kinds of unfortunate surprises for 2007. Any suggestions? - **Marie Page, board president**, 360-833-1117, mapage200@msn.com.

Vehicle prowlers thwarted ... at least for now

Camas Police reported recently that the onslaught of vehicle thefts and break-ins that occurred last fall and winter has been stopped. While this is a relief, we still have had a few local problems this summer. In our own community, two people recently entered an open garage and were riffling through a homeowner's belongings. The homeowners just happened to hear some noise and went out to investigate. An incident also recently occurred in Deer Creek. So, while the rash of occurrences, i.e., 20 to 30 a month has stopped, these kinds of things still happen. The police recommend that you keep your garage door closed unless you are out in the front yard and whenever possible, park your cars in your garages.

Our money

(As of June 30, 2006)

Revenue	YTD actual	YTD budget	Annual
Dues	\$22,372	\$22,372	\$45,696
Late fees / other	\$1,420	\$0	\$0
Total revenue	\$23,792	\$22,372	\$45,696

Expenses (highlights)

TMG (mgmnt co.)	\$7,760	\$8,100	\$16,200
Landscape maint.	\$5,695	\$6,858	\$13,716
Landscape improv.	\$3,333	\$1,500	\$3,000
Water	\$168	\$1,000	\$2,000
Insurance	\$1,664	\$1,250	\$2,500
Office supplies	\$978	\$1,027	\$2,055
Reserve transfer	\$750	\$750	\$1,500
Total expenses	\$21,724	\$22,848	\$45,696
Excess YTD:	\$2,067		

Just Briefly

from page 1

Voters favor new Holly Hills entry sign, 30-3

The polling for the new sign is complete. First, I would like to say thank you to all respondents for being involved in this informal poll. Overall, we had 33 responses in which 30 were in favor of acquiring new signage, with three against. So it looks like we are going to take the next step, which is to get a group of ideas and get bids on them. All of you who submitted ideas already, we thank you and your ideas will be considered. Any other ideas are welcome, so please make your thoughts on this issue into reality by submitting your design ideas in time to be discussed at the next neighborhood meeting, Nov. 2. If you don't have any specific ideas but know of any professionals that may be up to the job of design and/or construction for this project, please forward me that information. Your involvement is welcome and necessary for this project to be realized. So please don't hesitate to offer your input on this potentially very fun and rewarding project. See you at the meeting!

-- Ildiko Allen, 360-833-1664, giallen@comcast.net

Covenants help maintain value, order

As you know, the CC&Rs were created for our protection and for the purpose of retaining and enhancing our home values. Again, the Board is asking that all homeowners acquaint themselves with the CC&Rs (posted on our Web site) and abide by them.

View Control: (Section 3.8.16) This year we are beginning to get complaints about trees that have matured and are beginning to block or are blocking other's views. Please look around your property to check if your trees are interfering with your neighbor's views. Prior to sending any letters from TMG or fines, we will be asking people to trim or remove such trees, and will not fine anyone unless they do not comply with our requests.

Architectural Requests: (Sections 3.8.13 and 3.8.19) Please remember that an ARC Request must be filled out, filed with TMG and approved by the ARC Committee before any structure can be constructed on any lot. Many of you remember last year when the fence was built on Dahlia Drive and can appreciate the problems that arise when someone proceeds with construction without approval. None of us wants to force anyone to remove something they have put time and money into constructing.

Alteration of Common Areas: (Section 2.2) Except upon written consent of the Board, our CC&Rs (and City of Camas Policy Guidelines for Common Areas) disallow the alteration of or construction of anything on our common areas. The Board has had to deal with two infractions in this case. One was the construction of a bike ramp on one of our trails last year and this year we have one homeowner who has extended their backyard to include part of a common area.

On-street parking isn't allowed in Holly Hills

Our most frequent complaints -- for which TMG sends out correction letters -- are related to cars parked on the streets at night. Please remember that our CC&Rs forbid night-time parking on the street, with the exception of visitor parking for just a night or two. Also, please ask your visitors to park in front of your home, not your neighbors' homes.



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