

## Just Briefly from page 1

### Landscape committee to work on weeds, paths

The top landscaping concern expressed in a 2005 survey of homeowners was: Weeds. So controlling those in the common areas has become a priority for the landscape committee in 2006. Other feedback from the survey included the desire for better path upkeep and more paths throughout the neighborhood. The paths the committee hopes to clear and maintain this year include the trail from the back of the park up to the paved path, (that bridge in the middle is scheduled for repair, too); from the east side of Dahlia, one that crosses the hill to the park; and from the bottom of the 32nd Avenue cul-de-sac, a path between two homes that goes down to the park.

### We want to know what you think about:

- \* There is a path from the fire access road down to the paved trail. Should we clear and maintain it?
- \* Swings for older kids, a tether ball pole and a crossbar were suggested for improvements to the park. Should we do those?
- \* Landscaping the corner of Dahlia Drive and 34th Avenue as well as the empty lot on 31st Avenue have been suggested. Should we?

Send comments and suggestions to:

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

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December - March 2006  
www.hollyhillshoa.com

FOR YOUR CALENDAR:

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

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

**Spring Clean-Up Day**

May 13 (May 20 if it rains on the 13th)

**Garage Sale**

June 9-11 (everyone in the neighborhood can participate)

**Holly Hills Quarterly's summer issue**

In the mail June 15 (with dues bill)

## What to do about the views

By Marie Page  
*Board President*

One of the benefits of living in Holly Hills comes from the wonderful views that many of us enjoy from our homes and all of us enjoy from the trails and park.

Some of us even purchased our lots or homes because of the view. Did you know that two of our CC&Rs protect those views?

In the past few years, the board has had to interpret those regulations on several

occasions, and we thought some discussion of those restrictions might help homeowners to avoid problems with future construction or landscaping. We also are in the process of creating a view control plan, which could directly affect you and the ways you maintain your home.

To review: The first covenant of this sort (Article 3, Section 3.3) states that among other things, (like rejecting shocking pink for house color) the board has the

authority to withhold approval for the location of a structure on a lot and for the impact it may have on a view from other lots. The second CC&R regarding view control relates to landscaping (Article 3, Section 3.8.18), which reads:

The board shall have the authority to promulgate, alter, amend and enforce a view control plan for the purpose of providing a uniform and equitable system for the maintenance of views from lots with-

**Protecting views, page 2**

## Trees taken down, wood available

Three trees in our neighborhood were cut down recently (two around the park, overhanging the trail and play structure; one in a common space on Dahlia Drive). The trees were either dead or dying and had become safety hazards, for which we are responsible. In addition, there still are four dead trees and several overhanging branches that need attention. Cost at this point: \$3,000, with at least \$800 to go, which could delay other planned projects.



After the association cut down this tree at the top of Dahlia Drive, it left some of the wood behind for free firewood.

## Just Briefly

### Quarterly dues up \$4

Holly Hills Neighborhood Association dues will increase from \$45 to \$49 per quarter, per household, starting in the second quarter of this year. Reasons for the increase include additional landscaping costs as well as increased prices of other items in the budget.

### Lampe leaves posts

After two years serving the board in a variety of capacities (secretary, board member, perpetual volunteer, etc.), David Lampe decided to move on to other pursuits. His work was much appreciated, and now the association needs to recruit replacements. If you want to help, call 360-833-1117.



David Lampe

### Schools split Holly Hills

Elementary school students in Holly Hills will be split between Dorothy Fox (upper half of the neighborhood) and JDZ (lower half) during the next school year, per the ruling last quarter by the Camas School District.

**Just Briefly, page 4**

# Did You Know?

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## Where Everybody Fits In!

## Covenant of the quarter:

Section 3.8.18: View Control Plan: The board shall have the authority to promulgate a view control plan for the purpose of providing a uniform and equitable system for the maintenance of views for lots within Holly Hills.



## Quarterly Report on Real Estate

### Home transactions in Holly Hills (August - December 2005)

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.

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

2748 N.W. 29th Ave., the last of the 238 lots in the neighborhood to be built upon

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.

2715 N.W. 30th Circle

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

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.

## Protecting views, from page 1

in the property. Such plan may obligate owners to prune, trim or remove trees, shrubs or other vegetation as necessary to protect and maximize views. The expense of any such required pruning, trimming or removal shall be borne as agreed between affected parties or as determined by the board.

Many homes have been here for almost 10 years, and our landscaping is maturing. As it does, we need to be aware that trees and shrubs could be infringing on our neighbors views, including blocking views from driveways. We ask that everyone take a look around your property and make adjustments where necessary.

While none of us on the board want to become neighborhood police officers, we understand that preserving our views is not only our responsibility but is also important for the enjoyment of our homes and for protecting resale values. With that in mind, we have decided that we need to come up with some kind of view control plan that will help homeowners avoid unnecessary expense. Your opinions would be beneficial to us in this regard, so if you have ideas as to what might be included in such a plan, please let us know. The next meeting to discuss this idea as a group is 7 p.m. May 4. In the meantime, my number is 360-833-1117.

To date, we have not had to deal with the landscaping part of view control, but as we now face maturing landscaping, this could soon change.

### About Holly Hills covenants

Conditions, Covenants and Restrictions (CC&Rs) apply to all of the properties in the Holly Hills Neighborhood Association. They also govern the association. Every owner was given a copy when the property was purchased, and a copy is posted on the association's web site: [www.hollyhillshoa.com](http://www.hollyhillshoa.com).

#### Did you know?

- \* The CC&Rs restrict your property rights.
- \* The CC&Rs are not unchangeable.
- \* What the neighborhood association's board can and cannot do is controlled by the CC&Rs.
- \* There are differences between the CC&R restrictions and those of the city of Camas.

#### Are you?

- \* Concerned about liabilities from use of the common areas and potential effects on you.
  - \* Maintaining any common area land.
  - \* Wanting the association to have more or less control over what you can do on your property.
- The CC&R committee exists to help address such issues by considering and recommending changes to the CC&Rs. And it needs your help, ideas and input. If you are interested, please contact:

- Don Bain, chair of the CC&R committee  
**DonBain@teleport.com or 503-730-3798**

## Weis picked for board of directors

Carmella Weis, board member  
 360-210-4050  
 berkeleyw@bes.ci.portland.or.us



I joined the Holly Hills board at our last general meeting (Feb. 2). Berk (my husband) and I will try to pitch in and help with anything that needs to be done, so that our community continues to be a great place to live.

Berk and I have lived in Holly Hills for three years. My husband works for the City of Portland (Bureau of Environmental Services), and I am a stay-at-home mom.

My husband and I are very involved with work (Berk), our two kids -- Autumn, (age 8) and Warren (age 6) -- and our church. I am a church musician (I play the piano and sing a lot). My husband cooks for a lot of our church activities, including wedding rehearsal dinners, receptions, etc. He and I would both like to become more active in our neighborhood. I am currently involved with one committee, the social committee.

Our neighborhood garage sale and picnic at the park are the two social activities that have been done in the past, and we will continue to do. The garage sale will be June 9-11, and the picnic at the park will probably be sometime in July.

If you have any input for me or would like to be on the social committee, you can reach me at home at 210-4050 or my husband's work email address: [berkeleyw@bes.ci.portland.or.us](mailto:berkeleyw@bes.ci.portland.or.us).

### Minutes of the Feb. 2 board meeting (draft):

Excerpts of items of some discussion:

#### Common areas get attention

In response to the landscaping survey done this summer, the board has decided to increase the number of times that trails and other common areas will be weeded.

#### Volunteers thanked with gifts

The board recognized and thanked our treasurer and committee volunteers for 2005. Each received a gift certificate in appreciation. Those were: **Denise Heiser** (treasurer), **Margaret Tweet** (landscaping), **Ralph Schmitt**, **Bob Evans** and **Dean Muckle** (architectural committee), **Brett Oppegaard** (newsletter), **Michael Rush** (Web-site and newsletter), **Don Bain** (CC&Rs), **Travis Brist** (Dahlia Drive traffic) and **Alicia King** (social committee).

#### New help recruited

The board voted to have **Chris Coers**, 2635 N.W. 31st Ave., replace **David Lampe** as the association's new secretary, and **Carmella Weis**, 2712 N.W. 37th Ave., was nominated for the board position Lampe also vacated.

#### Still looking for a treasurer

The board needs a treasurer. Please contact **Marie Page** at 360-833-1117.

#### Car crime a concern

Board president **Marie Page** reported that Camas police are saying vehicle thefts and break-ins still are happening in the city, especially in our area and the rest of Prune Hill. The worst times are 3 p.m. in the park lots and throughout the night.

#### Free dues for a quarter

The annual drawing for taking dues off for the quarter was won by: **Lara Harker**, **Fritz Porter**, **Shirley Stewart**, **Steve Quinn** and **Margaret Tweet**

## Our money

(As of Dec. 31, 2005)

Revenue	YTD actual	YTD budget	Annual
Dues	\$42,840	\$42,840	\$42,840
Late fees / other	\$1,546	\$0	\$0
<b>Total revenue</b>	<b>\$44,386</b>	<b>\$42,840</b>	<b>\$42,840</b>

#### Expenses (highlights)

TMG (mgmnt co.)	\$15,285	\$16,200	\$16,200
Landscape maint.	\$10,854	\$11,110	\$11,110
Landscape improv.	\$3,319	\$2,000	\$2,000
Water	\$1,465	\$2,400	\$2,400
Insurance	\$2,447	\$2,500	\$2,500
Office supplies	\$4,006	\$1,800	\$1,800
Reserve transfer	\$3,355	\$3,355	\$3,355
<b>Total expenses</b>	<b>\$42,647</b>	<b>\$42,840</b>	<b>\$42,840</b>
<b>Excess YTD:</b>	<b>\$1,739</b>		

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