

# HOLLY HILLS ESTATES NEWSLETTER

September, 2009

Next Meeting: Sept. 24, 2009, 7:00 p.m.  
Camas Fire Station Community Room, 4321 NW Parker St.

## **Selection of a New Management Company**

The Holly Hills Board determined early this year that after six years with TMG, it was time to look for a new management company. So the Board spent the summer researching several companies, making up an RFP and sending it out for bid to three companies that were recommended to us. We invited all three to do presentations at two open meetings in July and August so that Holly Hills homeowners could participate in this important selection process. After the presentations, the Board had many more questions to ask each of the companies and from their answers, made up a comparison chart which the Board shared with homeowners at the August 20<sup>th</sup> quarterly meeting. The Board is happy to announce that at that meeting, Eqwest, LLC, a company located near by in Brush Prairie was unanimously selected. We are looking forward to working with Eqwest as partners in the job of maintaining Holly Hills Estates as the wonderful division it is.

## **Holly Hills Meetings**

You may have noticed that the signs announcing meetings have been up at the entrance more frequently this year than in the past. The Board has had many projects that we have been working on this year and we have realized that quarterly meetings just don't give us enough time for discussion and approval of pending projects. We just completed a drainage swale in the common area behind homes on NW 29<sup>th</sup>. An Eagle Scout has done his project in our park, saving the community a considerable amount of money (see brief article later). Last winter's snow and cold and, of course, age have damaged the fence that runs along NW 38<sup>th</sup> and our swing set in the park. The drain in the retention area off of Endicott needs attention. These are a few of the projects and issues along with normal maintenance and the selection of a new management company which have caused us to need more meetings.

Please note that we can no longer set our quarterly meeting dates at the beginning of the year as has been done in past years. The policy for reserving the Fire Station Community Room changed this year and we now can only reserve the room within 30 days of a meeting. Consequently, we post all meeting dates as soon as we reserve the room on the web-site, [www.hollyhillshoa.com](http://www.hollyhillshoa.com).

## **Board and Committee Changes**

We lost a board member this year, who has put in several years serving Holly Hills Estates. Lara Harker resigned this past June after serving on the board in several capacities and on both the landscaping committee and the social committee. Her dedication will be missed. When you see Lara in the community, please thank her for her many years of contributing time and effort on the community's behalf. Thanks to Niki Warnell who has volunteered to complete Lara's term. (See her introduction below).

Another person who deserves thanks is Bob Evans who has served as Architectural Committee Chair for several years. Bob says he may volunteer again in the future, but for now needs time to devote to other things. Thanks to Shawn George who has volunteered to take his place.

## **Other Volunteers Needed**

The position of secretary to the board is open and is an important position that needs to be filled as soon as possible. We also need volunteers to serve on the Landscaping and Social Committees. Lastly, we need a newsletter editor – for the past year or so the board has added this task to the many others it is already doing. If you are interested, please send your contact information to our new management company, Eqwest.

## **Meet Niki Warnell**

Hi, my name is Niki Warnell. I recently joined the Holly Hills HOA Board when a position became vacant. I have lived in Camas off and on almost my entire life and love it here. I joined the board because I think that it is important to be involved in the community that you live in – knowing your neighbors, helping to solve problems and providing a safe place for our children to play. It's only been a few weeks, but I have really enjoyed meeting so many new people and learning more about our neighborhood. I was very surprised to find out that we have approximately four acres of common area in Holly Hills! That is a lot of trails and green space!

When I'm not doing HOA stuff, I work full time and enjoy doing anything soccer related – I play a few times a week and also coach my son's youth team. We're often out walking our two Labrador Retrievers (one black and one yellow) around the neighborhood so say hi if you see us! I look forward to serving the members of our community. There are lots of volunteer opportunities out there so I encourage anyone reading this to see if there is something that fits for you! We're all busy but how else are things going to get done? See you at the next meeting!

### **Architectural Requests.**

If you are planning to paint your house or to build any kind of structure on the exterior of your home or on your property, our CC&Rs require that you get approval from the Architectural Committee (ARC) before proceeding. Several sections of our CC&Rs pertain to the requirement that we maintain the “aesthetic character of Holly Hills Estates.” Since the most frequent requests relate to paint colors, you may be interested to know that Section 3.2 states that “colors shall be muted earth tones, grays, beiges and similar shades.” ARC Request Forms are posted on the web-site or may be acquired from the management company. Please fill out the form, make four copies and send them to the management company. If your project is painting the exterior, please attach paint chips to all copies. Also, please allow ample time for the approval process to be completed before starting your project.

ARC forms are not required for landscaping changes, but please consider plant size at maturity before planting. Plants and trees that block homeowners' views, visibility when pulling out of driveways, or that will grow into your neighbors' yards should be avoided.

### **Park Spruced Up by Eagle Scout**

Area Eagle Scouts have volunteered countless hours to Holly Hills common areas. A few years ago, an eagle scout built a sturdy bridge with rails across the creek that connects the park to the paved city trail. This replaced a couple of logs over the creek that were deteriorating. Parr Lumber donated materials to the new bridge, and a group of scouts installed it. Safer crossings and \$\$ saved resulted.

This year, an Eagle Scout in our neighborhood, Tanner Farr, approached the association about park improvements. Throughout the summer, Tanner and crew worked diligently to refinish and repair picnic tables, clean the play equipment and sports court, and build a bench that will overlook the sports court and the playground. The Farr family joined the tremendous effort, which is much appreciated.

Autumn in the park: take in a sunset, listen to bird songs, toss a maple seed “helicopter,” jump aboard the play “ship” - destination unknown.

*Warning: Beware of bees or wasp ground nests near the creek.*

*Note to dog owners- Please, scoop your dog's poop!*

**E-mail list updates:** To be included in future Association e-mail updates, please send your e-mail address to: Eqwest.

**HOA board:** Marie Page, President; Margaret Tweet, Vice President; Niki Warnell, Secretary and Board member; Sandra Luna Treasurer  
Eqwest contact information: 360-896-5885, sue@eqwestllc.com

**[www.hollyhillshoa.com](http://www.hollyhillshoa.com)**