

HOLLY HILLS ESTATES NEWSLETTER

Spring, 2010

**Special Meeting Date: Saturday, April 10:00 AM, 9:45 AM sign in
Camas Fire Station Community Room, 4321 NW Parker ST.**

ASSOCIATION PRESIDENT CALLS A SPECIAL MEETING OF THE MEMBERSHIP

A "Special Meeting" of the membership is being called in order to discuss and vote on the following issues: proposed amendments to the Bylaws and a re-election of two to four board positions. The number of positions depends on whether the amendments are passed by a two thirds majority vote of a quorum in attendance or by proxy, (See the amendments below). As with the annual meeting, we will need a quorum to hold this "Special Meeting." For that reason, it is extremely important that you return your proxy by postal mail if you cannot attend the meeting. If after sending the proxy to Eqwest, you do attend the meeting, your proxy will be returned to you and you may vote, one vote per household, at the meeting as you see fit. (Please note that CC&Rs Article 7.11 requires that you be current on HOA dues in order to vote on any Association matters). A quarterly board meeting will follow the Special Meeting.

The amendments were proposed at the annual meeting by a homeowner who wished to increase the number of board members from three voting board members to five. There was some objection from some of those in attendance for several reasons, including the belief that notice of changes to our governing documents should go to all homeowners prior to a vote. Due to the wording of Article XI, Section 1, of our bylaws, the board was obliged to call the vote, which passed. Prior to the vote, the majority in attendance did, however, agree to have this action reviewed by our association lawyer. His response was that although our bylaws permit such a vote, State Law, which takes precedence over our bylaws, does not allow such a vote without proper notification to all homeowners. For this reason, it is his legal opinion that both the approved amendments and the election, which was based on the newly approved amendments, were invalid. Lastly, he recommended that the previous board continue to serve until a "Special Meeting" of the membership could be called to readdress these two items.

If the amendments pass, the new election will be held for four board positions; if they do not, the new election will be held for two positions. If you are interested in running for any of these positions, please contact Eqwest Management, 896-5885 or Marie Page, 833-1117. Nominations will also be accepted from the floor during the meeting.

THE PROPOSED AMENDMENTS TO ASSOCIATION BYLAWS

That ARTICLE IV, SECTION 1, NUMBER, be changed to read: The affairs of this Association will be managed by a Board of not fewer than (3) and not more than (5) Directors, who need not be Members of the Association.

That ARTICLE VIII, SECTION 1, ENUMERATION OF OFFICERS, be changed to read: The officers of this Association shall be a President, Vice President, Secretary and Treasurer, who shall at all times be members of the Board of Directors, and such other officers as the Board may from time to time by resolution create.

The above two amendments only have an effect on the number of voting board members. According to our association lawyer, there are no other consequences of approving these bylaw changes.

HOLLY HILLS COMMUNITY GARAGE SALE DATES

The Board and the homeowners present at the Annual Meeting have set the dates for this year's Holly Hills' Garage Sale for Friday, June 4 and Saturday, June 5. As in past years, the Association will publish notices of the garage sale in "The Columbian" and "The Camas-Washougal Post Record."

ARCHITECTURAL REQUESTS

If you are planning to paint your house or to put up any kind of structure on your property, the CC&Rs require that you get approval for your project. A copy of the Architectural Request Form is included with this mailing and is also available on our web-site. Please fill out the form, make four copies and send them to the management company, Eqwest (address listed below). If your project is repainting your house, please attach paint chips to all four copies and keep in mind that our CC&Rs say that "colors shall be muted earth tones, grays, beiges and similar shades," (Article 3, Section 3.2). Also, please allow 10-15 days for the request to be processed.

COMMON AREAS

Please do not make any alterations to the common areas without board approval, including the fence and the park. If you have suggestions for an alteration, please forward it to the management company.

CITY CODE REMINDERS

Please refrain from putting any hazardous fluids or garbage in the storm water drains or the retention areas.

If you live on a lot with a front sidewalk, you are responsible for the maintenance of the sidewalk and any trees between the sidewalk and the street in front of your home. City Codes now require that shrubs be trimmed near sidewalks and that trees which overhang the sidewalks and streets, must be trimmed to a height of no less than 10 feet on the sidewalk side and no less than 14 feet on the street side (Section 8 of City Code).

ANNUAL DISPOSAL DAYS

The annual disposal days, which are sponsored by the City of Camas, UCAN (United Camas Association of Neighborhoods), Waste Connection and Clark County have been set. PLEASE NOTE THE REDUCED HOURS THIS YEAR. The Yard Debris Day will be Saturday, May 15, from 9 am to 3 pm. Location: Triangle Resources, 612 SE Union St., Camas: limited to one free disposal of up to two cubic yards of yard debris (no grass or dirt) per household. The Household and Hazardous Waste Disposal Day will be Saturday, June 19, from 9 am to 2 pm. Location: City of Camas Operations Center, 1620 SE 8th Ave: for a full listing of permitted items see: www.ci.camas.wa.us or www.recyclea-z.com. Proof of Camas residency may be required. As usual, a donation of two canned food items is requested for local food banks. A cash donation is also acceptable.

CAMAS POLICE SAFETY REPORT

Due to the economy, police have reported that theft and vehicle prowls are a problem. They advise removing all packages, back packs, garage door openers, radar detectors and GPS units from parked vehicles and continue to advise that garage doors be kept closed. Additionally, because thieves now can acquire a that allows them to obtain your codes for car door openers, the police suggest that at parking areas of all kinds, you manually lock your car doors and only use electronic keys when you plan to leave the premises. Lastly, they again want to remind all Camas citizens to use 911 after office hours for contacting the police for any reason. If it is not an emergency, they suggest you mention that immediately to the dispatcher when your call is answered.

AUDIT BALLOT RESULTS

The results of the audit ballot were 5 for proceeding with the audit and 112 for waiving the audit. Thanks to everyone who returned their ballot forms; the association is saving approximately \$4000 to \$5000 this year by waiving the audit.

HOA board: Marie Page, President; Margaret Tweet, Vice President; Niki Warnell, Secretary and Board Member; Sandra Luna, Treasurer
Eqwest LLC contact information: 360-896-5885, sue@eqwestllc.com, Mailing address: P. O. Box 5079, Vancouver, Wa. 98668-5079

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