

HOLLY HILLS ESTATES NEWSLETTER Summer, 2010

***Next Quarterly Meeting Date: Saturday, August 7, 10:00 AM (tentative)
Camas Fire Station Community Room, 4321 NW Parker St.***

Special Meeting of April 10, 2010: After Gregg Denning of Eqwest, LLC presented the board with proof that the meeting notice was mailed to all homeowners, it was established that a quorum was present with 101 Holly Hills homeowners represented by proxy or attendance. President Marie Page read aloud the existing bylaws that were under consideration and the proposed bylaw amendments. She then opened the floor to all present for discussion.

Homeowners' concerns were mainly focused positively on increasing the number of board members from three to up to five, but were negative about wording that was already present in the first of the Bylaw Articles under consideration. Several homeowners present were concerned that both in the existing bylaws and the proposed amendment it is stated that board members "need not be members of the Association. Marie Page and Gregg Denning explained that similar wording is present in most homeowner association bylaws since it sometimes happens, especially in smaller associations, that no homeowners want to serve on the board. Since common areas must be maintained to preserve home values and to meet local Codes and CC&R Codes, it is necessary in such cases to hire outsiders, usually a management company, to run these associations. Similar wording is commonly included in most association bylaws to assure that common areas are maintained. It was the consensus that since one of the board's projects this year is to do a legal review of the bylaws, the committee assigned to this task would address homeowner's concerns regarding this wording with our association attorney.

A written vote followed the discussion and the amendments to the bylaws passed with ninety-two homes for the amendments and nine against. An election was then held for four two-year board terms; Niki Warnell, Amy Spanik, Nirav Dilal and Fritz Porter were elected. (See bios below of the new board members, Amy, Nirav and Fritz.).

The Special Meeting was then adjourned and the newly elected board held a quarterly meeting.

Future Quarterly Board Meetings: Quarterly board meetings have been scheduled for Saturday, August 7th, 10:00 AM and Thursday, November 4th, 7:00 PM. As in the past, these dates are tentative depending on the availability of the Community Room at the Fire Station. Please check our web-site to verify dates within 30 days of the meeting: www.hollyhillshoa.com. If you wish to receive an e-mail reminder, send your e-mail address to Eqwest.

Committees: For the first time in several years, all committees are fully staffed. Thanks to all who have volunteered to staff these important committees. The only position we still need a volunteer for is the newsletter editor. If you are interested in this position, please contact Eqwest. In the meantime, board member Marie Page has agreed to continue doing the newsletter until we get a volunteer.

Common Areas: The board would like to remind everyone that except for already landscaped areas, retention areas and trails, common areas are to be left in their natural state (with the exception of weed removal) according to City Code. Please do not make any alterations or additions to the common areas without board approval. If you have suggestions for the common areas, please send them to Eqwest.

Tree and Shrub Maintenance: Now that our community is maturing, home landscaping is also maturing and becoming a problem. Front yard shrubs and trees need to be trimmed so that homeowners may exit their driveways safely. This problem is especially serious on Dahlia Dr, Endicott and NW 29th which have so much traffic and blocked driveway views can make it dangerous for homeowners to pull out of their driveways. Please take the time to look around your yard and consider the safety and comfort of your neighbors.

Per City Code, overhanging branches of boulevard trees on all streets in the community need to be trimmed on the street side to a height of 14 feet and on the sidewalk side to 10 feet. This is required so that city trucks are not damaged by branches on the street side and so that State and Federal law for pedestrian clearance is maintained on the sidewalk side. Shrubs that line the sidewalk should also be trimmed to maintain pedestrian clearance. Attention should also be put on the sides and backs of home where trees and shrubs are growing. Homes with views are protected by our CC&Rs, which means that trees that may block those homes' views need to be kept trimmed to roof height.

New Board Member Bios:

I am Fritz Porter. My wife, Sharon, and I have lived on Endicott St. in Holly Hills for nine years and love our home in Camas. Together we have volunteered for many projects in our neighborhood and continue to be active when there is work to be done for our association. I am a Locomotive Engineer and Sharon is in Information Technology. We like to travel, cook, spend time with our family and friends, garden and fly our Cessna. We expect to live in Holly Hills at least until our retirement in seven years.

Nirav Dalal and his wife, Jennifer, and 4 year-old son, Javin, moved to Holly Hills in Fall 2009 after living in Battle Ground for nearly 10 years. Nirav is a manager for HP Enterprise Svcs. specializing in health care insurance technology. He completed his undergraduate degree at Penn State and his MBA at Washington State. In his free time, his hobbies include running, hiking, cooking, reading and writing for Fightonstate.com, which is the leading magazine and website devoted to Penn State athletics. Nirav and his family have really enjoyed the trails, views and people of Holly Hills and they look forward to meeting more people in the neighborhood. Nirav's motivation for serving on the Board is to represent the young families of our community, to look for ways that technology can improve communication, and to reduce the costs of the association.

Amy Spanik was born and raised in Vancouver. She lived in the Bay Area for about four years before returning to the Pacific Northwest. She moved into the neighborhood with her husband in September, 2004. Amy was a teacher for five years before going back to school to become an accountant. She enjoys running, reading, spending time with friends and family, traveling and working in her yard.

Thanks to Previous Board Members: When you see Margaret Tweet in the community be sure and thank her for her many years of service to the Homeowners Association. Margaret served for five years on our Landscaping Committee and two years on the Board. In both positions, Margaret has served our community in countless ways, but as she and her family live next to the park, the whole family has contributed an enormous amount of time to its maintenance and beautification.

Special thanks should also be given to Sandra Luna who served for almost two years as our Treasurer. Her attention to details helped two previous boards get through a difficult time with financials, especially during the transition from our previous management company to our new company, Eqwest.

Swing Set Replacement and Volunteer Work: At the April 10th quarterly board meeting, a petition was presented to the board requesting replacement of the swing set in our park. As a petition was presented to the previous board last summer, which requested that due to the economy, the swing set not be replaced, it was not budgeted for in the 2010 budget. The petition presented on April 10th had double the signatures that the earlier petition had, so the new board has set up a committee of concerned homeowners and board representative, Nirav Dalal, to research the possibilities of replacing it this year. At the meeting, homeowners suggested we possibly look into fundraisers to help pay for the swing set.

Our new landscaping committee is very interested in cutting costs for the association and has taken over some of the landscaping chores that we previously paid for and also reduced the number of mows for some of the common areas. Fritz Porter, our new Vice President, has done much of the work so far so when you see him working around the community, please thank him for his efforts. We will be watching these changes closely to make sure that our common areas continue to look neat and trim. Also, board members and others volunteered to clean up the retention area on NW 29th. They did the work on May 15th, so that the association could take advantage of the free yard debris disposal day to get rid of the weeds and branches. Hopefully, with other cost cutting measures, volunteer work, and possible fundraisers, the association can acquire the funds to replace the swing set this year. If you wish to volunteer or have suggestions for the effort to replace the swing set, please contact Eqwest.

HOA board: Niki Warnell, President; Fritz Porter, Vice President; Marie Page, Board Member; Amy Spanik, Treasurer; Nirav Dalal, Secretary
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