

HOLLY HILLS ESTATES NEWSLETTER

Winter 2010-2011

*Annual Meeting: Thursday, February 17, 2011, 7:00 PM (6:45 Check-In)
Camas Fire Station Community Room, 4321 NW Parker St*

ANNUAL MEETING

On Thursday, February 17th, 2011, at 7:00 PM, the Holly Hills Homeowners Association will hold its annual meeting of the membership. Check-in time is 6:45. As the board cannot reserve the room until 30 days in advance of the meeting, please check our web site after January 17th to verify the date. Attendance either in person or proxy is extremely important, because the law states that we must have a quorum (in our case, 48 homes) represented by proxy and/or by attendance in order to hold an annual meeting. Please fill out the enclosed proxy form and send it to Eqwest or ask a neighbor to take it to the meeting and vote for you. If after sending the proxy in, 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 dues must be up-to-date in order to vote.

The three issues that homeowners will vote on at the annual meeting are as follows:

1. Approval of the enclosed 2011 budget;
2. A vote regarding the performance of an audit of the 2010 calendar year activities (per state law – see also enclosed article and ballot); and
3. The election of one board member.

Following the annual meeting we will hold our annual social, so this is a great time to visit with neighbors that you haven't seen for a while because of the rain or to chat with someone you haven't met yet from our community.

BOARD MEETING

After the social, the new board will hold its first board meeting of the year, during which they will elect officers. All in attendance are welcome to stay for this meeting.

OPEN BOARD POSITIONS

One board position is open for election this year. Marie Page, who has served on the board twice (from August 2003 when the association took over from the developer to February 2007 and again from February 2009 to February 2011), has decided not to pursue another term. This position is a two-year term. Nominations will be accepted at the Annual Meeting.

In addition, there is a vacant position on the board that we would like to fill that has a year of its term remaining. This position (per our bylaws and CC&Rs) is to be appointed by the board. Volunteers are welcome at any time for this vacancy and will be considered by the board at their next meeting.

OTHER PARTICIPATION OPPORTUNITIES

We also have several other opportunities if you would like to begin helping out, but don't want to take on a board position at this time. The Newsletter Editor position has been open for some time. Marie Page has been filling those shoes while she was on the board, but now that position will be vacant. Also, we can always use help on the Architectural Review, Landscaping, and Social Committees. If you are interested in any of these positions, please contact Sue at Eqwest and she will forward the information to us.

OAK RIDGE HOMEOWNERS ASSOCIATION UPDATE

Many of you will recall that last year our neighbors up on the hill signed a lease agreement for the corner parcel of land on 31st and Dahlia Dr. Like many of us, they had some financial issues this past year, but are now planning to landscape that corner. Oak Ridge submitted a landscaping plan at our November Quarterly Meeting, which the Holly Hills Board approved. Their next step is to get approval from the City of Camas for the improvements. Be on the lookout for that corner to look much better in the spring.

BYLAWS AND CC&R REVIEW

In 2010, a committee made up of board members started a review of our existing by-laws in an effort to make them easier to understand and to provide clarity in areas that have been confusing over the years. The board asked for homeowner input and has incorporated that homeowner input into a list of board concerns, which will be forwarded to our association attorney. This process will continue into 2011 with a similar review of our CC&Rs. The board's input will then be reviewed by our attorney, who will also review our governing documents to bring them into alignment with state law which has changed since the original documents were written. When this process is complete, the resulting changes to these documents will require a vote of the association membership, so watch for more information on this process during the coming year.

A LETTER FROM THE PRESIDENT

Whew! 2010 has been a busy year! With a relatively new board in place, we have been working hard to get familiar with the ins and outs of the homeowners association and making sure that we do everything that we can to make this a better community for us all to live in.

In this difficult economy, one of the ways we tried to help is to stick to a tight budget and work to build our reserve funds. This is a difficult task as unfortunately we have a number of homeowners that have been unable to make their assessment payments and we have over \$9,000 in unpaid dues. That causes us to have less money than we budgeted for our expenses each year. Now for the fourth year in a row, we are proud to say that we will not be raising our association dues for our members. So, how did we do this? One of the main ways this was done was through homeowners volunteering to do projects around the association instead of hiring outside to do this. Fritz Porter and Sharyn Farrell, who have both stepped up and put in a lot of time and effort in the community, did a majority of this work. They barked all of the bump-outs going up Dahlia Drive, mowed the creek bed from Endicott across Dahlia (twice), and fixed the picnic table in the park that was broken by vandals, just to name a few things. Three board member families also cleaned out the retention area on 29th and Dahlia and took advantage of the free yard debris disposal day to get rid of the limbs, brush and blackberry bushes. The efforts by a few folks in the association have saved us thousands of dollars this year!

Many homeowners have also expressed concern that our reserves are not enough for an HOA of our size. For those of you that may not know, a reserve is essentially a savings account/rainy day fund. It can be used for major capital projects such as fence replacement or swing sets, but it is also there in case of an emergency such as a tree (or trees) falling during one of our crazy NW windstorms. It is also a factor in our fiscal health that some lenders use to determine certain types of loans are available to individuals buying homes in our neighborhood. If you look at our balance sheet, you will see three Checking/Savings Accounts: 1) 1000 is our Operating Account that our dues go to for the annual expenses. However, we often times have expenses that come up before the dues are received for the second half of the year, so we have 2) 1002 is our Operating/Savings account. Some might call this a slush fund, but it is really an account used to cover overages in expenses between cash flows from dues; and then there is 3) 1001, which is our Reserve fund. Due to close monitoring of the budget and the projects that were done by some of our homeowners this year, we were able to increase our reserve fund almost \$5,000 this year!

During 2011, our goal is going to be to increase homeowner involvement in the community. If you have any suggestions for how to do that, please contact me at socrchick13@comcast.net. Any and all ideas are welcome, even if it is a crazy one that will help us brainstorm! We will be having a picnic in the summer of 2011. Hopefully that will also help us get out and meet more of our neighbors. Here's to a fabulous and prosperous 2011 for everyone!

*HOA board: Niki Warnell - President; Amy Spanik - Treasurer;; Nirav Dalal - Secretary; Marie Page - Board Member
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