

Holly Hills Happenings

December 2011

Hollyhillshoa.com

Upcoming Events:

Annual Meeting:

February 9 at 7pm

Camas Fire Station

4321 NW Parker St.



Holly Hills Board:

Niki Warnell – President

Nirav Dalal – Vice President

Amy Spanik – Treasurer

Lisa Algstam – Secretary

Shawn George – Member
at Large

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Annual Meeting Agenda

On Thursday, February 9th, 2012, at 7:00 PM, the Holly Hills Homeowners

Association will hold its annual meeting of the membership. Check-in time is 6:30. As the board cannot reserve the room until 30 days in advance of the meeting, please check our web site after January 9th 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 four issues that homeowners will vote on at the annual meeting are as follows:

1. Approval of the enclosed 2012 budget;
2. A vote regarding the performance of an audit of the 2011 calendar year activities (Ballot enclosed);
3. A vote regarding the restatement of the Articles of Incorporation and HOA Bylaws (Ballot enclosed). A summary of the major changes put together by the HOA's attorney is included in this mailing.

A full copy of the new documents can be found on our web site www.hollyhillshoa.com. Or if you prefer, contact Sue at Eqwest (sue@eqwestllc.com) and we can email you a copy or provide you with a hard copy.

4. The election of four (4) board positions.

OPEN BOARD POSITIONS

Four board positions are open for election this year. The positions are a two-year term.

Nominations will be accepted at the Annual Meeting. If you are interested in running for a board position and cannot attend the meeting, please contact Eqwest and they will help you put together a short biography to be read at the meeting before the vote.

SOCIAL & BOARD MEETING

After the annual meeting, we will hold a small social so that homeowners and board members get a chance to chat and mingle. We will have cookies and beverages available.

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



For more information on the HOA View Control and Policy, please reference the HOA website at hollyhillshoa.com

Neighborhood Aging Appearance

As the neighborhood and our homes continue to age, we are challenged to keep up with landscape that requires a different level of maintenance: inspecting roofs, painting, fence repairs, and all the little things that creep up on us.

In order to keep our neighborhood looking beautiful, it is important to make sure that all of these things are taken care of in a timely manner. As you consider making architectural or paint color changes, please remember to

consult the HOA website for the necessary paperwork or consult any member of the board so that you can gain the necessary approvals.

Likewise, the HOA is taking steps to perform maintenance on our neighborhood's property. This past summer, all of the trees were trimmed back on 38th Street and, most recently, we have undertaken a project requested by the City to clear and maintain the retention area on Dahlia Drive. The initial stage of this project was to

ensure that water would drain properly into the retention area. As time progresses, we will continue to strive to meet the City's requests for this area by expanding the area that is cleaned.

Thanks to volunteers, we had the play structure in the Park pressure washed and the HOA had a new layer of chips put into the play area.

Reserve Study

In recent years, the HOA has opted to bypass a reserve study in an effort to save on expenses. However, the HOA's attorney notified the Board of a statute that goes into effect on January 1st, 2012 that will require a reserve study be completed for most HOAs. The reserves for a homeowners association are meant to cover major repairs and replacements for the assets belonging to

the HOA. This covers everything from the drains in the retention ponds to tree removal from a storm.

There are conditions that an HOA may be exempt with the most notable one being that if the cost of the study exceeds 5% of the HOA operating budget, then the study is not required. The Board has collected some estimates and while they are close to

the 5%, the board feels that a reserve study would be a good idea for Holly Hills at this time. In the last two years, we have put over \$16,000 into the reserve fund and the board felt that now is a good time to determine the appropriate levels needed for the account.

More information will be shared at the Annual Meeting.