

**New entrance sign, from page 1**

the possibilities of changing the entrance in order to better reflect the great neighborhood in which we live. First impressions are very important. In my work as a realtor this is especially true. I think it would be fantastic if we could have an entrance to reflect the quality of the homes and our community.

Were you aware, by the way, that the current sign was a temporary replacement installed after vandals destroyed the original (more attractive) sign?

I have been asked by the board to gather feedback about the quality of the sign and how it might be improved. What might our ideal entrance look like? Send me your ideas, and we'll talk about this issue at the next board meeting (Aug. 3).

Ildi Allen can be reached at: [giallen@comcast.net](mailto:giallen@comcast.net) or 360-833-1664. Please present suggestions by July 15.



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**Holly Hills Estates**  
**QUARTERLY**  
June - September 2006  
[www.hollyhills.org](http://www.hollyhills.org)

FOR YOUR CALENDAR:

**Hazardous materials and junk clean-up**

9 a.m. to 5 p.m. June 17 at Camas Public Works, 1620 SE 8th Ave.  
(two cans of food donation requested)

**Board of Directors meeting (open to everyone)**

7 p.m. Aug. 3 at Camas FD station, 4321 N.W. Parker St.

**Neighborhood picnic**

2 to 7 p.m. Aug. 27 at Grass Valley Park  
(across from Lacamas Swim & Sport)

**Holly Hills Quarterly's fall issue**

In the mail Sept. 15 (with dues bill)

**Sign of times: New one needed?**

By Ildi Allen  
Holly Hills resident

Do you feel our Holly Hills entrance needs improvement, a face lift?

It has been my experience that almost everyone here is dissatisfied, at least to some level, with this gateway to our neighborhood.

In an effort to enhance our first impression, the association's board and interested residents would like to explore

**New entrance sign, page 4**



Some residents think our neighborhood would be better off with a more elegant entrance sign. Is the cost worth it?

**Just Briefly**

**Berry big problem**

Blackberries are invading our green spaces. The landscaping budget has been

increased (from \$11,000 in 2005 to \$14,000 in 2006) to remove more weeds, including cutting back blackberries three times during the year. The city/county control recommendation is to spray blackberries in the fall (about Oct. 1). We could designate some "No Spray" zones. We could let homeowners in the spray areas opt out. We could just cut back the vines for another year and reassess in 2007. We want to know how you want us to handle this issue. Please send comments, with name / address, to:

Margaret Tweet at [savrkids@comcast.net](mailto:savrkids@comcast.net) or call 360-833-2014.

**Speaking of chemicals ...**

Our new landscaper, Frontier Landscaping uses as few chemicals as possible. But they do use some. If you would like a complete list, please e-mail: [hollyhillsnews@yahoo.com](mailto:hollyhillsnews@yahoo.com).

**Just Briefly, page 3**



Scott McGeachy with labs Sampson and Parker

**Marathoner best in county**

That guy regularly running around the neighborhood and trails with his two black labs isn't just diligently exercising his dogs. He's in training, and all of that work on our neighborhood's hills paid off recently when Scott McGeachy took on the famed Boston Marathon.

The 29-year-old Holly Hills resident finished the April race in 3 hours, 3 minutes and 1 second, the best time out of the 19 Clark

**KNOW thy neighbors**

Holly Hills is more than just houses

Tip us about interesting stories at: [hollyhillsnews@yahoo.com](mailto:hollyhillsnews@yahoo.com)

County entrants (1,354 overall). The marathon, his 12th, also was special because he ran it with his father, Irv, a graduate of Camas High School. Wife, Amy, was among those cheering Scott to the finish line.

**Did You Know?**

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- Indoor / Outdoor Pools
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**LaCAMAS Swim & Sport**  
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**Where Everybody Fits In!**

**Covenant of the quarter:**

Section 3.8.19: Accessory structures. No storage structures, outbuildings, carports, garages, sheds or other structures not deemed residential dwelling units ... shall be allowed on any lot without written approval of the Architectural Control Committee.



## Quarterly Report on Real Estate

### Home transactions in Holly Hills (September 2005 - March 2006)

Nagle, Kimberly, to Edell, William, 2944 N.W. Benita St., \$418,000, 3/3/06.

Warner, Daniel, to Zeamer, Daniel, 2932 N.W. Dahlia Drive, \$559,900, 2/28/06.



2932 N.W. Dahlia Drive.

Kelsey, Michael, to Gillihan, Amanda, 2508 N.W. 36th Ave., \$399,900, 12/28/05.

Witt, Jesse, to Woolgar, Steven, 3521 N.W. Dahlia Drive, \$355,000, 11/18/05.

Stephens, Lester, to Cardoza, Phillip, 3055 N.W. Dahlia Drive, \$935,280, 10/31/05.

Bullen, Barry, to Marshall, Gracy, 2999 N.W. Astor St., \$400,180, 10/31/05.

Samms, Benjamin, to Bullen, Barry, 3004 N.W. Benita St., \$485,000, 10/18/05.

Hall, David, to Worley, Kevin, 2524 N.W. 32nd Ave., \$369,900, 9/30/05.

Lantz, Wallace, to Gudge, Matthew, 2450 N.W. 29th St., \$470,000, 9/26/05.



3055 N.W. Dahlia Drive.

Capstone Homes, to Kutscher, James, 3616 N.W. Dahlia Drive, \$330,000, 9/15/05.

Townsend, Vance, to Jenkins, Christopher, 2541 N.W. 35th Circle, \$392,000, 9/19/05.

Capstone Homes, Inc., to Doern, Bart, 3542 N.E. Endicott St., \$345,000, 9/6/05.

Duque, Isidro, to Leatherman, Richard, 2803 N.W. 30th Circle, \$575,000, 9/6/05.

## Log breaks in bridge, other surprises

A few problems have popped up in our neighborhood that we need to deal with this spring and summer.

\* Bids are being taken to repair the bridge that crosses the creek behind the Holly Hills park. One of the logs in the bridge has broken. There is some debate about the integrity of the rest of the bridge, meaning a decision will have to be made soon about either doing a spot repair or undergoing complete reconstruction of the bridge. Initial estimate is about \$1,000 to spot repair. No bids yet on replacement. Board member Lara Harker says she is interested in finding an eagle scout to take on the project. Any suggestions, please call her at 834-5075.

\* A drainage issue persists in a common area behind Northwest 29th Avenue. This needs to be fixed at association expense.

\* More dead trees have had to be removed from common areas. Cost was about \$3,000.

## What you need to know before building

This article is to remind you that some home improvements are governed by our CC&Rs and therefore require that an Architectural Request Form be filled out and approved by the Architectural Request Committee, before a homeowner commences (see www.hollyhillshoa.com for the form).

If you are changing your landscaping -- trees, sod, bushes, etc. -- no request form is required. We only ask that you remember when planting trees and shrubs that we do have a covenant that protects neighbors' views.

The improvements that are covered by our CC&Rs include: driveway changes, fences, rock walls, structures of any kind, exterior modifications to your home, including decks and exterior paint. All of these items require that you submit an ARC request.

On that request, which can be sent to kanet@tmgnorthwest.com, please give a complete description of your plan, including any graphics that will help the ARC Committee understand your request. For changing paint colors, you need to make three extra copies (four in all) and attach paint chips of all colors to each request copy, labeling them as trim, house color, etc.

All house colors should be muted earth tones, per the CC&Rs.

## Our money

(As of March 31, 2006)

Revenue	YTD actual	YTD budget	Annual
Dues	\$10,710	\$10,710	\$45,696
Late fees / other	\$1,217	\$0	\$0
Total revenue	\$11,927	\$10,710	\$45,696

### Expenses (highlights)

TMG (mgmnt co.)	\$3,965	\$4,050	\$16,200
Landscape maint.	\$1,851	\$3,429	\$13,716
Landscape improv.	\$2,639	\$750	\$3,000
Water	\$55	\$500	\$2,000
Insurance	\$832	\$625	\$2,500
Office supplies	\$478	\$514	\$2,055
Reserve transfer	\$559	\$375	\$1,500
Total expenses	\$11,528	\$11,424	\$45,696
Excess YTD:	\$399		

## Just Briefly

from page 1

### Holly Hills annual picnic set for Aug. 27

With a Hawaiian theme, the neighborhood will gather for its annual picnic this year from 2 to 7 p.m. Aug. 27 (last Sunday in August) at Grass Valley Park. Several games are planned -- for both kids and adults -- including water-balloons, relay races, softball, face painting and a limbo contest. Plus, we'll rent a jump-house for the kids. Homeowners are asked to bring a side-dish to share and your own meat to barbecue. Help is needed for setup and cleanup as well as for running the games. If you are interested in helping, please call Carmella Weis at 360-210-4050.

### Common areas not intended for kids' structures

Please tell your young people that they may not build structures, ramps or change the nature paths in our community. Also, please tell children that they may not tie ropes to the trees in the park or natural areas for the purpose of swinging. Those are major liabilities for us all.

### On-street parking isn't allowed in Holly Hills

Our most frequent complaints -- for which TMG sends out correction letters -- are related to cars parked on the streets at night. Please remember that our CC&Rs forbid night-time parking on the street, with the exception of visitor parking for just a night or two. Also, please ask you visitors to park in front of your home, not your neighbors' homes.

### Bioswale garbage should be blight no more

If you live next to one of our bioswales (fenced common areas) in the neighborhood, we now have access to those and can unlock them for clean-up. If you need a key (if garbage is dumped over the fence), please call board member Lara Harker at 834-5075.

### Outstanding association dues becoming an issue

While this has never been much of a problem in the past, late or even severely delinquent association dues are getting to be a more significant issue for our neighborhood, particularly when capital improvements, such as a new sign, are being considered. As of this past quarter, more than \$4,500 was due. TMG is taking corrective action.

### Garage sale II probably has come and gone

In terms of coverage of the second annual neighborhood garage sale, the timing couldn't have been worse for the newsletter. By the time you have read this, the event should have happened. Hope it went well.

## Handy Helpers

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