

Jackson Hills Homeowners' Association



Association Newsletter – June 2016

BOARD OF DIRECTORS

President

Mr. Steven Sonk

Treasurer

Mr. Jeff Curran

Secretary

Mr. David Emami

COMMUNITY MANAGER

Denise Bower, CAMP, CMCA, AMS, PCAM

Community Management Inc., AAMC

2105 SE 9th Ave., Portland OR 97214

Direct (503) 445-1202

Main (503) 233-0300, Fax (503) 233-8884

deniseb@communitymgmt.com

www.communitymgmt.com



2016 RECALLED ANNUAL MEETING NOTICE

The February 15, 2016 and May 18, 2016 Annual Homeowner Meetings could not be held as there was not a quorum present. Therefore in accordance with the Jackson Hills Bylaws, **the Meetings will be recalled for August 16, 2016**, with sign-in to begin at 4:45 p.m. and Call to Order at 5:00 p.m.

Please find enclosed the Notice, Agenda, Proxy, and Nomination Form for the 2016 Recalled Annual Homeowners Meeting. The term of David Emami, who was appointed to fill Eric Jeter's unexpired term, will expire at the Meeting, resulting in one, two-year position available on the Board of Directors. Candidates for the Board of Directors must be current homeowners in Jackson Hills Homeowners Association.

Please return your Proxy, even if you plan to be in attendance at the Meeting!

A copy of the 2015 Annual Meeting Minutes is available at www.jhhoa.org.

PROXY RAFFLE

All owners who submit their Proxy form for the August Annual Meeting by August 1, 2016 will be entered into a raffle for a \$100 credit on the Association Assessments. You do *not* need to be present in order to win the raffle.



NATIONAL NIGHT OUT

Jackson Hills Homeowners' Association needs volunteers for National Night Out! National Night Out is a community-police awareness event held on the first Tuesday of August. Please contact Denise Bower if you wish to volunteer at deniseb@communitymgmt.com or at 503-445-1202.

2016 BOARD MEETINGS

Please join us for the 2016 Board Meetings, in the City Hall Annex:

- August 16 immediately following the Annual Meeting with a Call to Order at 5:00 p.m.
- November 15 at 5:00.

All homeowners are encouraged to attend. Please confirm the meeting is still scheduled to occur at the aforementioned dates as times of the meeting dates are subject to change.

FINANCIAL STATEMENT

For your convenience, a copy of the 2015 year-end and most recent Financial Statements can be found on the Association's website at www.jhhoa.org.

EXTERIOR MODIFICATIONS

If you're planning a project at your home changing the way your property looks from the outside, including fences, you can avoid costly fines by following the Jackson Hills guidelines in place relative to these types of projects. The guidelines and application form are available on the Jackson Hills website.

SIDEWALK MAINTENANCE

Reminder: The sidewalks in front of and bordering homes are the owners' responsibility to maintain.



Our Ref: AO/27/JHHOA#226
June 20, 2016

TO ALL OWNERS OF RECORD
JACKSON HILLS HOMEOWNERS ASSOCIATION

All owners are hereby advised the Annual Meeting of Jackson Hills Homeowners Association is called as follows:

- DATE:** August 16, 2016
- TIME:** Sign-In at 4:45, Call to Order at 5:00
- PLACE:** Happy Valley City Hall Annex
12915 SE King Rd
Happy Valley, Oregon 97086

Please return the enclosed Proxy to the office of CMI upon receipt, whether or not you plan to attend. This is an effort to ensure a quorum can be established at the Meeting.

Please remember if the Meeting cannot be held because of lack of quorum, the costs incurred by the Association for printing, mailing, etc., will have been wasted. If you do attend the Meeting, you may withdraw your Proxy when you sign in and vote in person.

We have included a Nomination Form for you to provide names of candidate(s) of your choice for nomination to the Board of Directors. The term of David Emami, who was appointed to fill Eric Jeter’s unexpired term, will expire at the Meeting, resulting in one, two-year position available on the Board of Directors. Candidates for the Board of Directors must be current homeowners in Jackson Hills Homeowners Association.

AGENDA

- I. CALL TO ORDER
- II. CALLING OF THE ROLL AND CERTIFYING OF PROXIES
- III. PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE
- IV. APPROVAL OF PREVIOUS MINUTES
- V. REPORTS OF OFFICERS
- VI. REPORTS OF COMMITTEES, IF ANY
- VII. ELECTION OF INSPECTOR OF ELECTIONS
- VIII. ELECTION OF DIRECTORS
- IX. UNFINISHED BUSINESS
- X. NEW BUSINESS
 - A. TAX RESOLUTION
- XI. ADJOURNMENT

PLEASE BE SURE TO SEND IN YOUR PROXY, EVEN IF YOU PLAN TO ATTEND!

PH 503.233.0300
FAX 503.233.8884
2105 SE 9th
Portland, OR
97214



JACKSON HILLS HOMEOWNERS ASSOCIATION

PROXY

(Please be sure to fill in your address or Lot number)

I/We the undersigned do hereby attest I/we are the owner(s) of address and/or lot number(s) _____ and I/we do hereby appoint the following Proxy valid only for the Jackson Hills Homeowners Association Annual Homeowners Meeting to be held on **August 16, 2016**. In accordance with the Association's Bylaws 2.5 this Proxy will be valid for one year from the day it is signed unless revoked or set for a shorter time period. I/We understand this Proxy is not transferable.

I/We also understand if I/we return this Proxy signed and dated, but do not check any of the boxes below, my/our Proxy will be used for establishment of quorum only.

CHECK ONE BOX ONLY

- The President of the Board of Directors, with the power of substitution if the President is not present to another Director present in alphabetical order, as my/our proxy for the purpose of establishing a quorum ONLY.
- The President of the Board of Directors, with the power of substitution if the President is not present to another Director present in alphabetical order, as my/our true and lawful attorney to act as my/our proxy. I/We understand all Proxies received shall be distributed as equally as possible among all Board of Directors Members present.
- _____ as my/our true and lawful attorney to act as my/our proxy. The person appointed must be present at the Meeting in order to vote. If they are not present, this Proxy will be used to establish quorum only.

IN WITNESS WHEREOF, I/we have executed this Proxy on this _____ day of _____, 2____.

(PLEASE PRINT OWNER'S NAME)

(PLEASE PRINT OWNER'S NAME)

(SIGNATURE OF OWNER)

(SIGNATURE OF OWNER)

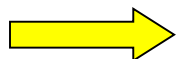
(OWNER EMAIL ADDRESS)

(OWNER EMAIL ADDRESS)

Please return this Proxy to CMI via email, fax, or mail - even if you plan to attend!
If you do attend the Meeting, your Proxy will be returned to you.

Proxies are valid for a period of (1) year from date signed & will be destroyed after that time.

Please see reverse side for Nomination Form



JACKSON HILLS HOMEOWNERS ASSOCIATION

Nomination for Election of Directors

August 16, 2016

I/We would like to nominate the following owners for election to the Board of Directors. In accordance with the Association documents, nominees must be a legal owner and reflected on the deed to the home/lot:

NAME OF OWNER/NOMINEE

ADDRESS AND TELEPHONE NUMBER(S)

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

=====

NOTE:

1. You may use this form to nominate yourself or another owner to serve on the Board.
2. Please return this completed form to CMI along with your Proxy to:

Jackson Hills c/o CMI
2105 SE 9th Ave.
Portland, OR 97214

BY FAX: 503-233-8884

BY EMAIL: deniseb@communitymgt.com