

TO THE POINTE

A monthly newsletter for a community of condos where people of diverse backgrounds and ages live in close proximity to one another and share common elements with their neighbors.

NEIGHBOR NEWS

We wish Pool Boy and Pool Girl a happy, happy future! Thank you both for all that you did for OPV. We will miss you both! (and goodbye to Stubbs and Buddy)



Ronni is coming along nicely in her recuperation from MAJOR surgery last month.

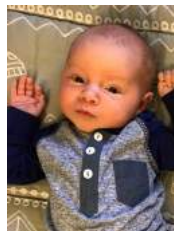
Fred has a broken leg! Fortunately, it is a clean break and should heal nicely. If you would like to help him out, please call Pat McDonald (503) 764-7556 **BEFORE** visiting or taking food ... so that he is not overwhelmed with food that he cannot possibly consume!



ANNUAL MEETING
AUGUST 16, 2017
5:00 pm



MEET OUR NEWEST NEIGHBORS



New babies at OPV!

James Ezra Terrall 6.23.17
8.11 lbs, 21.5 inches

Albert
Rossner-
Lindquist

12 lbs, 24
inches



Lincoln Gabriel Conger, born on his daddy's birthday, 4/6/17. 9lbs 4oz, 21 inches



WITH GRATITUDE

I'd like to take a moment to thank this past Board Of Directors for a very, very successful few years together. We accomplished a lot and we have a few important projects ready in the pipeline.

This Board was fiscally conservative but spent your money where it counted. Dues increased just minimally. We have a beautiful new pool, healthy trees, new fencing, a plan to upgrade our attics, new clubhouse bathrooms, a welcoming patio area, and an exciting overall lighting plan set to be complete by October of this year, just to name a few projects and all without a special assessment! Good job board!

I'd like to thank Patricia for her continually professional attitude toward homeowner's money.

Megan, you were the heart and soul of the team always insisting on kindness and civility.

David always wanted us to consider the fresh angle and include the most number of our neighbor's as possible and was a wonderful sounding board to me... Painfully honest but....usually right!

And Gary, you were a confidant, a friend, organized, knowledgeable and FUNNY! Meetings with you always seemed to go well! Together you got so much done with minimal drama. It was a pleasure to work with you.

I'd also like to mention what a great job Lynne did on our pool remodel, the amount of overall work Lauri and Judy did, the many, many nights that Diane got booked in our guest suite, the number of changed light bulbs Lee turned, the number of meetings that Sue attended, Guin for heading up

Landscaping mid stream... And all of you who worked on a committee, watered plants in hot weather, checked pool chems to keep us safe, jumped in to help a neighbor or just cheered the rest of us on. The flash you saw buzzing around doing this and that is named... Annie!

We couldn't have done it without you! JB was just a wiz creating the newsletter we all look forward to each month! And lastly, thank you Denise, CMI, Amber but mostly Daniel for shepherding us over these past years.

It was a productive term!

Mary Beth Coffey

STAY ALERT FOR SCAMS

Some people are being victimized by scammers who call and ask "Can you hear me?" and record the "yes" response in order to use it to authorize fake charges. Several OPV residents have had these calls.

While the media has publicized about this scam for several months, so far there are no reports of a recorded "yes" causing any actual damage or financial harm. The best prevention is to NOT ANSWER calls whose number you do not recognize. Let them leave a message.

There are also many email scams going around. These emails look official like they are from Facebook, Federal Express, Gmail and now even Costco. They request that you click the link they enclose. **NEVER EVER click on a link** until you verify with the sender. Even if the sender's name is someone you know ... *their* account may have been hacked. Clicking on a link before you know it is legitimate can let a virus into your system.

LIBRARY UPDATE

Furniture is being rearranged and should be finished by mid-August. New puzzles have been donated and are ready for you spatial geniuses!

Please send over any puzzles, games, magazines or books to share. Place them in the basket by the entry door to Library. No need to shelve them ... Marian (JB) will be organizing soon.

As always, suggestions always welcome!
jb97034@me.com

P.S. Thank you Marilyn for sharing some puzzles!

SUMMERTIME SWIMMING

We are *almost done with the pool!* Plants have been put under the two trees by the back door of our pool area and irrigation is going to both trees. Three pots by the front entrance now have plants and flowers in them and irrigation was added (which will be working soon. The back gate is in - and that is the last item!

Hope everyone is enjoying the new pool and we get some HOT days ahead!

P.S. THANK YOU to everyone who is checking chemicals!!

Submitted by Lynn McNamee

LANDSCAPE NEWS

The landscaping committee has been busy working on several big projects this year. Some of our plans are around the infrastructure, soil conditions and tree health. Earlier this year we had a crew out to work on the root structures and also structural trimming. Our tree crew is dedicated to the health of the trees so all of the work we've done this last year and this year is to improve the health and life of our trees. The crew still

has some structural trimming to do this fall/ winter and then we will be caught up with major tree care. Yay!!

The committee has also been discussing ways to start on a program to replenish our soil. We are working on several ideas that would improve plant life and quality in and around the buildings.

We are also working on replanting the area around the pool fence. The plants were lacking a bit prior to the pool construction and now, post construction, they're looking pretty sad. Some of this is due to poor soil conditions and improper watering (i.e. sprinklers) We are looking at replacing a lot of the soil, redoing the sprinkler system and putting in new plants around the fence line. This expense is part of the Pool Budget so will not affect monthly dues. (All planting will take place in the Fall for the best start for our plants).

Unfortunately, there is a leak under the sidewalk by new front entrance to pool. Stay tuned for a bit noise while we get this repaired.

GHOST WATERING

OPV has an army of neighbors hand watering plants and flowers while the section of irrigation system is under construction. Being watered are planter in front of clubhouse,



plantings in front of HVAC, the recently moved pots near the arbor and three new pots inside pool area near front gate ...

PLAN BEE

After calling three bee getters and getting information/bids, the Board settled on a young man referred to us by the OSU Bee Lab. They are working to find out why our honey bee colonies are collapsing all over the world. Well, we had a World Class hive right here at OPV next to the mailboxes in the back of the property.

Phil and Amy came to take our bees safely away. He opened the back of the fence then blew smoke on the bees to "quiet" them. He picked the Queen out of the hive, put her in a tiny cage so she didn't fly away and "planted" her in a classic white wooden bee hive. The majority of the worker bees flew right in behind her. A group of about 3,000 bees flew up onto a tree branch and stayed for a week in a large clump.



Occasionally there are two Queens in a hive and the bees still hang around in a "swarm" protecting her. That was our situation. The remaining bees and second queen have moved

off the premises. Not one sting during the entire process!

No bees were harmed during this undertaking as planned! Their new address is Corvallis. Go BEES... Uh... BEAVS!!!!

BIRTHDAY GIRLS



Our patio is a great place to enjoy our friends and neighbors! Would anyone be interested in having a monthly Birthday Club ... donating a few \$\$\$ so we can have a birthday cake for ALL the birthdays in that particular month?

All in favor? Send me an email!

STEP ON A CRACK .. YOU BREAK YOUR MOTHER'S BACK!

And we don't want that! The freezing weather this past winter was VERY hard on our walk ways. Parts have actually chipped out. If you have such a situation on your sidewalk call MB (503-740-6937). She will come photograph it and get it on the SIDEWALK repair schedule.

NEED VOLUNTEERS FOR CLUBHOUSE DUTY

We have a resident walk through the Clubhouse rooms each day. It's a laid back and quick job ... check thermostat, note anything missing, ensure trash is picked up. Please call Judy Rossner to sign up for once a week! **503-699-8731**

LIGHT AT THE END OF THE TUNNEL

We see light at the end of the tunnel and it is ... lights!

At the last Board meeting, the Board voted to use Dark Sky Technologies as our lighting company along with Cox Electric for installation. We are now in the process of ordering our new fixtures, signing contracts for electrical, and scheduling the work. We think we will come in under \$70,000 and will have the work completed by early October.

As soon as we have an example of each fixture, we will present them to the community at a group meeting. You can look at and touch all of the new LED pieces that will soon grace the neighborhood!



We have approximately \$25,000 in the lighting Reserves and will utilize some of the Operating Contingency budget since lighting is a safety issue. The new lights will be much like the new pool lighting...down focused, white in nature, cool to the touch and long, long, lasting.

A load of lights were delivered last week and the rest are coming in quickly. The committee is very excited to show you what we have in store!

Mary Beth Coffey

PAY IT FORWARD

Small acts of kindness can be huge to someone on the receiving end. Recently our neighbors allowed relatives of Don and Jane Pope to park an RV here while one of the guests had medical tests and treatments.

Here is the thank you card we received:

Mary Beth,
We can't "Thank you" enough to let you and all who sacrificed for us to park close to Aunt Jane and Uncle Don's Condo. Please let all know how we appreciate their kind deeds. Because of it we were able to stay and get to all the doctor appointments. The Lord has opened up the liver specialist to do liver surgery here in Potter.

You mentioned you would like more orange cones. We have ordered 4-18" cones for you. If you need more please let Aunt Jane know and she can tell us. We will be coming back up the 1st of August and bring them to you then - If you need the cones before Aug. 1st let A. Jane know and we can ship them. Thank you so much, Colin + Glenda Pope

IMPORTANT NUMBERS

BOARD of DIRECTORS

Mary Beth Coffey,
503-740-6937 (Cell Please!)
sweetcoffey@hotmail.com
 Chairperson, 2017

David McNamee, 503-459-8393
dvmcnam@gmail.com
 Vice Chair, 2017

Gary O'Connell, 503-943-0080
goconn2248@hotmail.com
 Treasurer, 2018

Meagan Parker, 310-406-6654
Mjwhitfield@me.com
 Secretary, 2018

Patricia McIlveen, 503-358-6612
pjmcilveen@comcast.net
 Director, 2017

COMMUNITY MANAGEMENT INC

Daniel Kent , 503-445-1122
Amber Koski, 503-445-1228

AFTER HOURS CALL:
503-233-0300

OPV COMMITTEES

Building Captains -
 Judy Rossner, 503-699-8731

Clubhouse - Lauri Lindquist
 503-699-8731

Communications - JB Lockhart
 503-341-8326

Guest Suite - Dianne Robbins
 503-699-5528

Landscape - Guin de Amblia
 971-258-6620

Library - JB Lockhart
 503-341-8326

Maintenance - Annie Arkebauer
 (503) 636-4347

Pool - Lynn McNamee
 503-475-5341

LIGHTS OUT?

Lee Creech, (503) 635-6418

ANNUAL HOMEOWNERS MEETING

AUGUST 16, 2017, 5:00 PM

If you can attend any HOA meeting during the year, the August meeting is the most important. We, the Owners, get to vote on who is on our Board of Directors. We need a quorum (50% of Owners) to be able to vote at all, so even if you can't be here in person, **please mail in your proxy** ... Even if you plan to attend the meeting. It is simply written statement for someone else to vote in place of you in your absence. Once you sign in, the proxy will be destroyed.

SEND IN YOUR SUMMER PHOTOS!

Dear Neighbors ~

This is YOUR newsletter! I need help deciding what topics to discuss and what you like to read here. We've always had pretty good luck with a photo page ... so think me up some themes!

I'll go first. How about **SUMMERTIME at OPV**. I see loads of grandkids splashing in the pool. So many decks and patios are decorated and filled with plants and flowers. Lots of residents are using the community patio!

Send me some of your family pics enjoying OPV?

jb97034@me.com