



GRAF MEADOWS

HOME OWNERS ASSOCIATION

1. President - Welcome & Introductions, Agenda
2. Presentation — Washington County Land Use & Transportation
3. Presentation – Washington County Sheriff's Office
4. 2023 In Review
5. Treasurer Report
6. 2024 Plans
7. Elections
8. Q&A and new business from the floor
9. Meeting Adjourn

## 2024 Board of Directors & Committee Chairs

### Position

### Term Ends

President	Scott Mikkelson	January 2025
Vice-President	Monica Dolezsar	<b>January 2024</b>
Treasurer	David Dolezsar	<b>January 2024</b>
Secretary	Jennifer Bates	<b>January 2024</b>
Architectural Review Chair	Alexandra Holmes	<b>January 2024</b>
Landscaping Chair	Alexandra Holmes	<b>January 2024</b>
Social Chair	Julie Mikkelson	January 2025
Social Chair	Monica Dolezsar	January 2025
Webmaster	David Dolezsar	<b>January 2024</b>

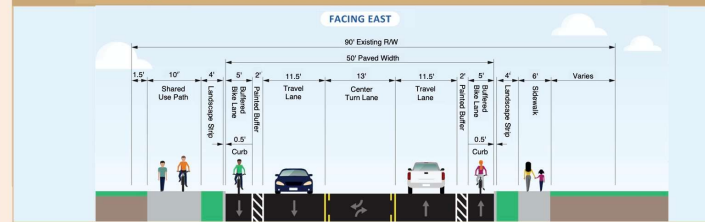
## Presentation — Washington County Land Use & Transportation

Andy Morris, Projector Director  
Springville Road

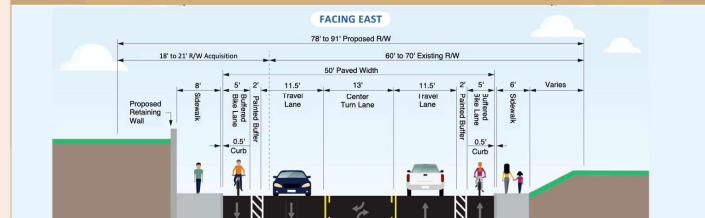
# 2024 Springville Road Project



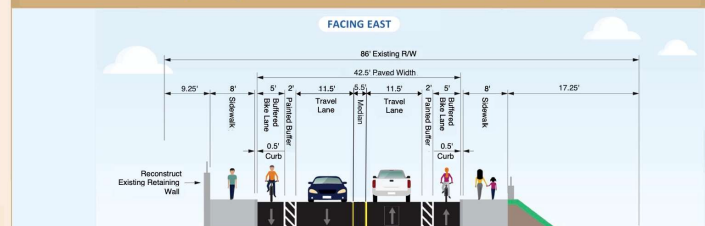
## Springville Road (Concordia Court to east PCC property line)



## Springville Road (near Samuel Drive)



## Springville Road (east culvert crossing)



Presentation — Washington County Sheriff's Office

Daisy Santillan, Community Outreach Specialist  
Safety Update





# GRAF HOA SAFETY PRESENTATION

February 1, 2024

Washington County Sheriff's Office



# How will you help keep your community safe?

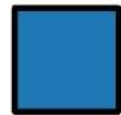
## Agenda

- Suspicious Persons or Vehicles
- Crimes of Opportunity
- 9PM Routine
- Reporting Crimes or Suspicious Activity
- See Something? Say Something!



# Calls for Service

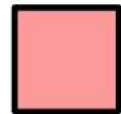
**July 2023 - January 2024**



BURGLARY - 2



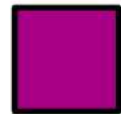
CRIM MISCHIEF - 3



FRAUD - 3



PROWLER - 1



THEFT - 3

# Suspicious Persons or Vehicles

## What is considered suspicious?

- Screaming or shouting
- Someone looking into windows
- Unusual noises
- Property being removed from a house when no one is home
- Vehicles moving slowly or without lights on after dark
- Someone walking/running through backyards
- Some kinds of “solicitors”

Suspicious isn't what someone looks like, it's how they behave.





# Intuition

- ALWAYS trust your inner voice
- Internal alarm alerts us to unseen but very real danger
- Make people EARN your trust



## Crimes of Opportunity

- Most common Criminal Behavior
- Lower chance of getting caught
- Identification = awareness = prevention



# PREVENT WARM-UP THEFTS

**DON'T** leave  
your vehicle  
***RUNNING***  
**unattended**



**SHERIFF**  
WASHINGTON COUNTY

- Avoid leaving your vehicle unattended
- Gives thieves the opportunity to steal your car
- Thieves can also return to burglarize your home
- Criminals are always looking for an easy target



# Package Theft

To help deter package thefts:

1. Track packages
2. Provide delivery instructions
3. Opt for in-store pickup
4. Secure delivery locations
5. Stay connected



## #9PM Routine



**LOCK UP**

your car, house,  
windows, garage,  
gates, shed



**TURN ON**

exterior lights,  
security cameras,  
alarm systems



**BRING IN**

valuables  
from your car,  
yard, patio



# Report!

- Emergency (in progress) 9-1-1
  - Police, Fire, or Medical?
- Non-Emergency (503) 629-0111
- Don't expect someone else to call.
- Stay calm
- Be a **GOOD WITNESS**
- Call the police *immediately* and be prepared to give the: **WHO, WHAT, WHEN** and **WHERE**

**SEE SOMETHING?**

**SAY SOMETHING!**

## **NON-EMERGENCIES 503-629-0111**

- Abandoned vehicles
- Suspicious persons or vehicles
- Anything out of place
- Noise disturbances
- Graffiti

**SHERIFF**  
WASHINGTON COUNTY

Communicating what you see is key to preventing or deterring crime. Tell us about anything that seems suspicious or makes you uncomfortable. When in doubt, just call. We are here to help.

## **EMERGENCIES 911**

- Immediate threat of harm or danger
- Serious injuries
- Endangered persons
- Missing children
- Crimes occurring now





## Online Reporting

- Allows community members to submit and print certain reports that meet online reporting criteria
- Non-emergent event
- Suspects are unknown
- Online reporting is optional
- Only available within WCSO's jurisdiction

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Additional information: [https://bit.ly/WCSO\\_Reporting](https://bit.ly/WCSO_Reporting)

# Stay Connected



**SHERIFF**  
WASHINGTON COUNTY

**Social media:** @WCSOOregon

**Website:** WCSOOregon.org

**WCSO Newsletter:** [https://bit.ly/WCSO\\_signup](https://bit.ly/WCSO_signup)





# Questions?

**Daisy Santillan**

**503-846-2763**

**Daisy\_Santillan@washingtoncountyor.gov**

**Meghan Rasmussen – Community Outreach**

**503-846-5578**

**Meghan\_Rasmussen@washingtoncountyor.gov**

## 2023 Projects Completed

New fence, summer 2023

New bark mulch along the fence, summer 2023

## 2023 Events & Social Projects

Easter egg hunt

Garage sale

Summer BBQ

Holiday lights competition (winner – 16253 NW Graf St)

Welcome packet to new neighbors

## 2023 Issues, Questions, & Escalations Addressed

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**Question about sinking sidewalk @ 6160 NW 165<sup>th</sup> Terrace**

- sidewalks are responsibility of the homeowner, per WA CO code

**Cat stuck in a storm drain**

- recommended call animal control

**Dog Barking throughout the night**

- recommended contacting animal control or WCSO

**New exterior paint color, 16368 NW Graf Street**

- requested 3/28/23; approved 3/29/23

**New roof, 6081 NW 165<sup>th</sup> Terrace**

- requested 4/11/23; approved 4/11/23

**New exterior paint color, 6063 NW Sickie Terrace**

- requested 10/17/23; approved 10/17/23

- Please contact ARC Chair/Landscape Chair for tree removal approval (especially trees adjacent to neighborhood roads, county requirements to number and type of trees and setback in our neighborhood).
- House color change and structural changes & additions require review by the committee/board.

## Account Balances

Actual
Forecast

Item	2022	2023	2024	2025
Account Balance Jan1st	\$15,297.70	\$18,904.66	\$8,580.67	\$10680
Dues Jan 1st to Dec 31st	\$9,213.68	\$7713.79	\$8000	
Special Assessment (\$120 per lot)	\$0.00	\$8520.00	\$0	
Regular Expenses	(\$5,606.72)	(\$5393.78)	(\$5900)	
Fence Replacement	\$0.00	(\$21164.00)	\$0	

<i>Outstanding Dues/Assessments</i>	<i>(\$3,510.04)</i>	<i>(\$4494.61)</i>	<i>(\$4000)</i>	
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## Expense Budget

Budget	2023 Budgeted	Actual	2024 Forecast
Insurance	\$1,195.00	\$1154.00	\$1,201.00
Landscaping	\$3,000.00	\$3198.76	\$3,200.00
Water	\$0.00	\$70.00	\$70.00
Social Activities	\$500.00	\$443.90	\$500.00
AGM Room	\$120.00	\$120.00	\$60.00
Corporate Fee	\$50.00	\$50.00	\$50.00
PO Box	\$216.00	\$0.00	\$432.00
Fence Repairs	\$25,500.00	\$21,164.00	\$0.00
Postage	\$60.00	\$59.75	\$65.75
Website	\$120.00	\$131.40	\$176.40
Sprinkler Repairs	\$500.00	\$0.00	\$0.00
Liens	\$0.00	\$165.97	\$100.00
<b>Total</b>	<b>\$31,261.00</b>	<b>\$26,557.78</b>	<b>\$5855.15</b>

## **Income & Summary**

- **\$16,234 received – 70/79 households**  
\$7714 Dues & \$8520 Special Assessments
- **\$4495 in outstanding dues**  
\$811 1 household paid off (Lien removed)  
9 households overdue (6 – a year overdue - \$220 x 6)  
(\$2754) 1 household account for 61%
- **Reserve fund in great standing \$8,580.67**
- **No expected special expenses in 2024**

## 2024 Plans

- Projects
- Events

Feedback?

## Open Positions for 2024-2026 (2-year term)

### **Vice-President:**

- Volunteers: Monica Dolezsar
- Nominations from the floor:

### **Treasurer:**

- Volunteers: David Dolezsar
- Nominations from the floor:

### **Secretary:**

- Nominations from the floor:

### **Webmaster:**

- Nominations from the floor:

### **Architectural Review Chair:**

- Volunteers: Alexandra Holmes
- Nominations from the floor:

### **Landscaping Chair:**

- Volunteers: Alexandra Holmes
- Nominations from the floor:

Thank you!

WEBSITE: [www.grafmeadows.com](http://www.grafmeadows.com)

- CC&Rs (covenants, conditions, and restrictions)
- Contact information
- Meeting Minutes

CONTACT US:

Board: [bod@grafmeadows.com](mailto:bod@grafmeadows.com)

Treasurer: [treasurer@grafmeadows.com](mailto:treasurer@grafmeadows.com)

Architectural Review Committee: [arc@grafmeadows.com](mailto:arc@grafmeadows.com)

Landscaping Committee: [landscaping@grafmeadows.com](mailto:landscaping@grafmeadows.com)

Dues: due March 31, 2024