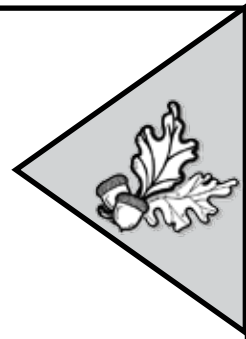


# THE OAK HILLS ORACLE

Serving the Oak Hills Community Since 1973



Volume XXXVII, Issue 7

July 2010

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## FOCUS GROUP: 20+ FEET TO BE LOST FROM OAK HILLS PROPERTIES

For residents of Oak Hills, the most important – and alarming – nugget of information to come from the Bethany Boulevard Focus Group was a map that was presented with measured right of way from the center line. It shows existing right of way of 45 feet on the west side and 25 feet on the east side. If this project goes as planned there will need to be 20+ feet of land taken from the east (Oak Hills) side of Bethany Boulevard to accommodate the five lane project.



The first meeting of the Bethany Boulevard Focus Group took place on June 10, 2010. The group included about 5 county staff members, 4 employees of the planning and consulting companies hired by Washington County, 9 citizen representatives, including Norm Rose as the Oak Hills representative, and 1 representative from CPO 7. About 10 other community members were part of the audience.

Washington County's Department of Land Use and Transportation (DLUT) sets up a Focus Group comprised of interested community members along with county staff and design consultants to help in soliciting advice and getting suggestions from the community on large projects. The Bethany Boulevard Focus Group includes two members from Oak Hills, Norm Rose and Chris Biggs, as well as members from nine other surrounding neighborhoods.



## 'FAMOUS AMERICANS' IN OAK HILLS

The theme for this year's 4th of July celebration is 'Famous Americans'. Oak Hills biggest - and possibly best - community bash will begin early in the morning on Sunday, July 4th with the first event of the daylong celebration, the Fun Run and Walk. Other events of the day include a parade of hand decorated bikes, trikes and cars and trailers - to be judged and awarded prizes based on adherence to the theme. Originality and 'cuteness' are also considered. BJ the Clown will entertain the younger set, while other family members will want to get in line for the delicious BBQ prepared by neighborhood volunteers. Most of the BBQ team has done it for many years, and they have gotten it just right. Follow up your BBQ with dessert from the Swim Team Bake Sale, another annual favorite. Enjoy a variety of games and activities in the afternoon before the Big Event - our spectacular Fireworks Display at 10 pm. Full schedule inside.

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## **REPORT: OHHA BOARD WORK PARTY, MAY 20, 2010**

The meeting was called to order at 7:04 p.m. In attendance: Linda Kitchin, Norm Rose, Dan Smith, Michelle Schnoor, Jim Erzen, Dave Busby, and Brad Buchholz. Peter Rauch was absent. Alan Lachman is on medical leave.

Sheila Brewer, homeowner, appeared before the board to complain that the Oak Hills Oracle had recently decided not to continue to carry information from the Neighborhood Watch group. She read from a lengthy statement detailing additional concerns she claimed were shared by others in the community, including concerns that she and others might be "slandered" by a future article in the Oracle. (Editor's note: Ms. Brewer was asked for a copy of her lengthy statement but she declined to provide a copy either to the Oracle or to the OHHA secretary.) Ms. Brewer went on to suggest that the board should consider publishing its own official information and not publish official OHHA information in the Oracle. The board agreed to consider this suggestion.

The appeal process for the proposed house remodel on Bonneville Loop was discussed. It was announced that a special meeting would be held on May 27 with attorney Stark Ackerman in attendance to discuss the appeal process. They discussed the format for the board meeting on June 2 and decided that it would be an open meeting for all homeowners. At the May 27 meeting, Attorney Stark Ackerman will give a brief address about the issues the board faces. The homeowner making the appeal will have 10 minutes to address the board; the neighbors on each side will have 5 minutes each; an additional 10 minutes will be allowed for those in the audience to ask questions or make comments. Kitchin requested that all parties present information in writing to the board prior to the June 2 meeting.

Meeting was adjourned at 8:25 p.m.

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## **REPORT: SPECIAL OHHA BOARD MEETING, MAY 27, 2010**

Linda Kitchin introduced the OHHA attorney, Starck Ackerman. Ackerman explained the appeal process which will be heard at the June 2 monthly board meeting. He noted it will be the final chance to appeal the Board's decision. Participants who plan to make presentations on the issue must send written material for their 10 minute presentation in advance of the meeting. It must be received by the board by May 31. It was agreed attorneys should not be excluded from the meeting to prevent a decision being vetoed for legal technicalities. A motion was presented to go into executive session. All Board members were in favor.

After the meeting was reconvened, homeowners asked Mr. Ack-

erman more questions about the CC&Rs. He indicated that changes in CC&Rs need to be approved by 75% of homeowners. Ackerman explained that a further appeal of the Board's current pending Architectural Review decision would need to go to the Washington County circuit court by means of a civil suit. Meeting was adjourned at 7:34pm.

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## **REPORT: OHHA MONTHLY BOARD MEETING, JUNE 2, 2010**

Linda Kitchin called the meeting to order. Board members present: Linda Kitchin, Norm Rose, Dan Smith, Dave Busby, Peter Rauch, Jim Erzen, Brad Buchholz, Alan Lachman, Michele Schnoor.

Diane Wood from CMI was present as was Stark Ackerman, Association attorney.

Kitchin opened the meeting by reading some ground rules for the appeal process and stating that she would watch the time and remind presenters when they needed to wrap up their presentations.

Steve Malin, homeowner at 14825 NW Bonneville Loop, presented an appeal of the denial by the Architecture Review Director of his proposal to add another floor to his house.

He stated that a 2 story house is allowed in the CC & R's. There is no mention of daylight basements in the CC & R's and there are 2 houses on the greenspace now with daylight basements. He shared pictures of four homes that he felt had a similar look to his proposed plan. He had also planned for more greenery to de-emphasize the additional floor. Malin cited a letter from Kristin Parks addressing court cases defining a main floor. He said the courts had defined a main floor as the street level where the front door is. He argued that if any part of the of the floor is below grade it cannot be considered a main floor. He argued that as his main floor is at street level with an entrance, then adding a floor makes it a two and not a three-story home.

Malin believes that the roof line he proposes is no different from other Oak Hills homes. He cited 2 houses on Oakmont and 2 on Bonneville Loop that look the same. There are other three level houses that include a daylight basement as the third level.

Malin did not believe that any county guidelines regarding solar access were violated. He stated the requirements were online and measurements could be checked. He also disputed the finding by Architectural Review that an existing garden would be harmed. He believed that the area in question is not a garden but a walkway without significant landscaping.

He disputed that his proposed balcony would decrease privacy

of neighbors; he said there are second floor balconies on other homes. He also pointed out that the CC & R's do not say that you must have neighbors' approval. He believes that it is neighborly to have their approval, but it is not required.

OHHA directors asked Mr. Malin several questions. Jim Erzen asked what the finished size of the home would be and was told the home was currently approximately 4200 sq ft. and the addition will bring the house to approximately 5000 sq ft. The height will be approximately 35 feet from foundation to peak. Rose commented that this was the first time he had seen the current package of information from the homeowners.

Dave Busby commented that there seemed to be a lack of continuity in appearance and that this remodel looks significantly different from others. Malin responded that he is willing to make some changes, but not wholesale changes to his plan.

Attorney Ackerman said he had not seen the Parks letter that Malin refers to and asked what percentage of the daylight basement is below grade. Malin said that approximately 75% of the daylight basement is below grade.

Norm Rose asked about a previous addition. Malin said that he added approximately 900-1000 sq ft in the last two years, without AR approval, since it was all internal.

Andy and Kelly Sisavic, and Stephanie Rider, neighbors who oppose the proposed addition introduced Paige Goganian and Tyler Myerson, OH homeowners, who are also urban planners. Both spoke on behalf of the Sisavic's and Rider's.

Paige Goganian discussed her experience as the urban design planner for the city of Hillsboro. She is an architect and has worked in urban planning for over 14 years and is currently a planner for Hillsboro. She noted that any review body has adopted rules to lead them, such as the CC&R's in Oak Hills and the rules vary. There are many definitions for floors, attics, basements, etc. She shared an example of her work to illustrate. "There is an old neighborhood in Hillsboro with trails, space to walk, close neighbors. The neighbors had developed regulations to govern building and remodeling—some are specific and some are more general. A man came in with a request for building on to his house. It was not in keeping with the character of the neighborhood. Neighbors weighed in and the input was given to the builder. Rules of architectural etiquette came into play so that he could be a good neighbor. A new plan was developed in harmony with the neighborhood and neighbors wrote letters of praise and support for the new plan and for everyone's work." She was able to gain the respect of the neighbors and the homeowner. In Oak Hills we have even firmer rules about what to do and not do. Over time homes with 2 stories were interspersed with single level homes. She asked the board to support Mr. Malin to make

## OAK HILLS' HOME OF THE MONTH FOR JULY



### 15560 NW Norwich Circle. Congratulations to Peter Beyer and Ruann Donnelly

The Oak Hills ORACLE is pleased to recognize one homeowner each month exhibiting pride of ownership in Oak Hills! Winners are recognized in the Oracle, are given a copy of this recognition and also receive a gift certificate to Home Depot, courtesy of Ron Crutcher, John L. Scott Real Estate. If you would like to nominate a home for Home of the Month, please contact Ron Crutcher at 503-645-7433, x276.

refinements so that there will be consistency in the character of our neighborhood. She asked the board to uphold our neighborhood values and to strengthen community spirit.

Tyler Myerson introduced himself as a planner for the city of Beaverton. He said his family was drawn to Oak Hills because of the strong homeowners' association. He noted that there are some setback requirements for homes that are specific and can be measured. The term "inharmonious is discretionary but a policy defining it is found in the 2001 CC&R interpretation sections. He encouraged the board to work with Mr. Malin to develop an architectural design that would be more appropriate for the Oak Hills neighborhood and neighboring homes. He further noted that more attention needs to be given to the previously mentioned court case defining what constitutes a ground floor and whether it applies to this case. The board should also examine Washington County guidelines for a definition of "ground floor".

Andy Sisavic, neighbor on Bonneville Loop showed the board pictures of several Oak Hills as a comparison. He also presented several drawings of the proposed addition by Malin. He pointed to Article VII and Article V, a in the CC & R's to bolster his case. He said that of 650+ homes, 2400 is the average sq ft.. and there are only 12 homes over 4,000 sq. ft. Malin's proposed design would result in a home with 2 floors with windows on all sides. It

## BOARD ENDS 37 YEAR RELATIONSHIP WITH OAK HILLS ORACLE

by Micki Sparr, editor

After a complaint by homeowner Sheila Brewer at a work party session on May 20 along with her suggestion that the board should publish its own newsletter independent of the Oak Hills Oracle, the board abruptly did just that at their monthly board meeting on June 2 when a majority of board members voted to sever their business relationship with the Oracle.

The action came in stark contrast to the board's refusal in April to support a group of 10 - 12 frightened homeowners who appealed to the board for it's support to protect their property and homes. At that time, the group of homeowners was told that the board could not act quickly; that more information was needed and that the deliberation process would require more study, including a community-wide survey. On May 20, however, a single homeowner appeared to convince the board to take quick action concerning the Oracle. Since I am traveling in Europe at this time, I was not able to appear to counter the claims of the homeowner who complained; I cannot even be certain of the nature of her complaints as she has refused to share a copy of her lengthy statement with the Oracle or with the OHHA Secretary.

The Oak Hills Oracle is a privately-owned, independent publication that serves the Oak Hills neighborhood. It is not the official newsletter of the OHHA board. It does, however, have a business relationship with the board by accepting and printing official board and association information for the residents. The Oracle charges OHHA by the inch (at a very favorable rate) for the information it prints on their behalf. It is a convenient and cost effective way for the board to keep homeowners informed.

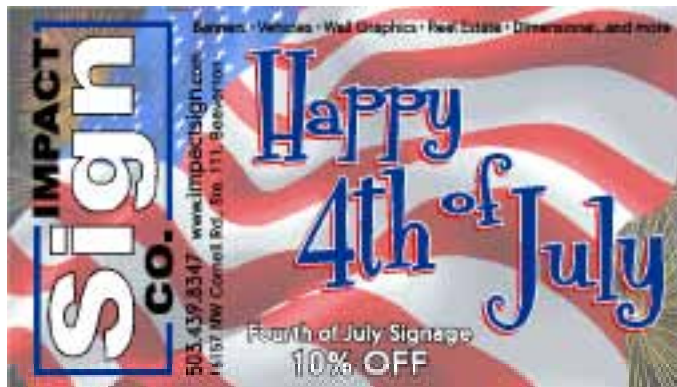
According to an email received by the Oracle from board President, Linda Kitchin, the board "will be increasing its efforts to clarify and explain its official positions to the OHHA homeowners."

Starting their own newsletter is coming at a time when the board has been busier than usual with several serious issues, internally and externally. They have been deliberating on a touchy proposed remodeling project that could possibly end up in the courts and there is the recent admission at the Bethany Boulevard Focus Group that more than 20 feet of right-of-way will be required on the east (Oak Hills) side of Bethany Boulevard to make way for the five lane project the county wants.

In addition, although the board has set up a Capital Improvements fund over a year ago to provide for upgrades to the common facilities and landscaping, the only project approved by the board so far is the improvement to the baseball diamond. The community might be better served by the board using its time and energies on developing a short list of projects that would add value to our commonly owned property and improve the facilities to make them more attractive and usable.

The Oak Hills Oracle plans to continue as usual, publishing news and information that is of interest to the neighborhood. There will continue to be reports of every board meeting, there will continue to be stories and announcements about recreation programs, events and activities, in addition to other news of interest to the community. What will be missing will be the board's previous financial support for including some of this information. Readers should notice no difference in future issues of the Oracle.

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doesn't look like other homes in Oak Hills. He said that neighbors had circulated a petition asking 30 neighbors near the proposed remodel if they considered the proposed structure "harmonious". 28 signed and said it wasn't.

Stephanie Rider thanked Goganian and Myerson for their expert guidance and advice and asked the board to act in good faith and enforce the CC & R's. She asked the board to uphold the values that have been established in the neighborhood.

Board members had questions for the last four presenters. Jim Erzen asked what the height of the back of the home would be and was told it would be 35 feet.

Ackerman restated the arguments by saying it seemed as though the CC & R's allow for another level to be built but that the concerns were mainly that the design is inharmonious with others in the neighborhood. Malin asked if 2 neighbors would be willing to contribute toward \$20,000 for changes to the design. Kitchin confirmed that Malin had asked neighbors to help pay for the changes they suggested and the neighbors refused. Ackerman asked again if Mr. Sisavic was not disputing the right to build just the inharmonious nature of the project and Sisavic agreed with this characterization of the argument.

A period of homeowner comment followed. Kristin Parks referred to a lengthy email she said she had sent to board members. She further stated that the CC&R's do not require that neighbor approval is not required for the board to approve a project. She said a larger issue is that homeowners should be informed ahead of time what the criteria is for evaluation by Architectural Review. She said she thought it is not ethical to treat a homeowner badly after a lot of money is spent on a design. Rose responded that it took 5 months for the homeowner to provide plans for Architectural Review.

A homeowner asked about the large size of the home and if it was the intent of the owner to remain a single family home.

John Thomas, homeowner, said he had bought a home in Oak Hills for the character of the neighborhood and not lots of huge houses. He said his windows face this proposed remodel but he was left out of the process because he is not adjacent.

Homeowner Amy Barton agreed with Dave Busby that the look of the proposed remodel is different from other homes in O. Hills.

Steve Malin apologized for not sending the most recent renderings for Architectural Review sooner. He maintained that what had been shown was not an actual representation of what the finished home would look like. He reaffirmed that he believed that the definition of 'main level' is more pertinent than a 'story'. He went on to say that "harmonious" can't be applied because there are already styles of "everything imaginable". He disputed

that the home didn't fit in with the neighborhood.

Linda Kitchin said the board would review all the information presented to make a final decision on the remodel.

The board returned from a short recess and announced that no decision would be made that night. Board members wanted time to review Washington County information, court cases, and the packet of information submitted by Malin. They will review height, grade of daylight basement and other homes shown as comparisons. Ackerman stated that unless the board decides differently there would be no further public input in the form of emails or other information. It was noted that Mr. Malin had submitted plans 30 days ago which the two neighbors have not seen. Neighbors took a short recess to decide if they want more time for response. The neighbors determined that they did not need any additional time.

Ackerman said he would research definitions of terms such as basement and main floor and review State Court cases. He suggested meeting in executive session prior to the next meeting so he could give the board answers to specific questions, the weight to give to certain considerations, and other legal advice. He noted it is not an easy decision and one that the board must take seriously. A meeting to make a final decision on the appeal was tentatively scheduled for June 16<sup>th</sup>. The executive session will be 6 - 7:30 pm; board meeting will begin at 7:30 pm. Ackerman said that he could have the information to the board around June 14.

Minutes of May 5<sup>th</sup> board meeting amended, moved and approved. Annual Meeting minutes of May 11 were handed out to board members. The minutes for the meeting held immediately after the Annual Meeting were handed out. Minutes from the May 12 meeting held to review result of the survey on the Bethany Boulevard issue were approved. Minutes from the May 20 and May 27 meetings will be approved at the next meeting.

Homeowner Dawn Hehman asked about repairs to the path between Perimeter Place and Oak Hills school. Erzen replied that there is \$10,000 from the reserve fund that can be used for repairing concrete work and that the path is the number 1 priority for repair.

Fran Bates noted that at a CPO 7 meeting recently a comment was made about the bike trail that will go through Oak Hills. He commented that many questions are unanswered as to who will maintain it, manage commuter bike traffic, unleashed dogs, personal injury liability, etc. He asked the board to stay on top of this issue.

Bates asked what was meant in the OHHA press release stating



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Continued from page 1

The first question asked at the meeting concerned how much influence the Focus Group members could expect to have on the Bethany Boulevard project. County staff replied that the project has not yet been designed and that members would have a voice in the process but that the ultimate decisions on the design elements would be made by county staff.

Matt Costigan, senior DLUT planner for the Bethany Boulevard project, gave a brief outline of the plans for the five lane improvement project, but indicated that the speed limit for the road was projected for 35 mph, not the 45 mph as in previous presentations.

WH Pacific, consultants for the project explained the current conditions and why improvement is needed. They indicated there is money to study the freeway overpass and possibly make some cosmetic changes such as changing the lane striping, but construction of new overpass/bridge/ramps is not anticipated

at this time. They also indicated there are wetlands at the West Union intersection that need to be studied. The Army Corps of Engineers will conduct the wetland study.

The first draft proposal calls for a possible traffic light at the Bronson intersection, but not at the Oak Hills Drive intersection. A considerable amount of traffic data was presented to back up early planning decisions and it will be posted to the project website. Some Focus Group members questioned the reliability of the speed data and the traffic count methodology.

Planners noted that noise analysis will be done, but sound walls are not anticipated since, according to planners, they need to be a continuous barrier not broken by intersections to be useful.

The Bethany Boulevard Focus Group will meet again on July 8<sup>th</sup> and August 26<sup>th</sup> from 5:00 – 7:00 pm at the Sunset Presbyterian Church. These are public meetings with a short opportunity for the public to speak.

Board Report/continued from page 5

the board was willing to take "whatever action is necessary" regarding Bethany Boulevard and Oak Hills homeowners. Kitchin stated that they were leaving open their options. and in reply as to whether this could include legal action, Kitchin said yes.

Hilary Barrett, homeowner, suggested that future OHHA elections be by mail-in ballots. Dawn Hehman remarked that Oregon state law regulates how homeowners' associations vote for board members. Kitchin said that they would look into it closer to the next Annual Meeting.

Brad Buchholz (Special Events), Jim Erzen (Maintenance), Michelle Schnoor (Secretary), and Dave Busby (Recreation) said they emailed their reports to Linda; they were not presented at the meeting. Schnoor said in response to a question from a homeowner that the committee reports would be on the web site shortly. Peter Rauch (RV lot) said that there were 4 delinquent accounts. Another letter went out to the delinquent accounts with a deadline of July 1 to pay the fee or be towed from the lot. Schnoor said she had sent out press releases regarding the Bethany Boulevard issue. Rose noted he did an interview about Bethany Boulevard with the Oregonian. The 3not 5 group also did a similar interview and the results were combined into an Oregonian story in the May 29<sup>th</sup> edition and on the Oregon Live web site. Schnoor suggested there needs to be a change in how the OHHA website is run and a web hosting company will need to be engaged. Currently only one person has access to the site and changes can only be made twice a month.

July 4 volunteers are needed throughout the day. Contact Kitchin if you are interested in volunteering.

In Unfinished Business, the Architectural Review forms were deferred again for later action.

It was announced that letters to Washington County commissioners concerning Oak Hills concerns went out as well as to candidates where run-offs will take place in November and to Metro Counsellor Katherine Harrington.

Rose reported he has been working on an Oak Hills Directory and had gotten contact information for residents from CMI and needs to get information from Recreation Center sign ups to put into the directory. Norm has a sponsor for printing the directory.

Linda Kitchin will meet with a representative of the county's Community Emergency Response Team and set up a Saturday training date for interested individuals.

Dave Busby noted that Rec staff who are minors sign off on the testing because it is not in the handbook. Busby was directed to add it to the employee handbook.

In New Business, Dan Smith reported that it would cost \$100 to print 650 copies of 4 pages for an OHHA newsletter. He estimated it would be a 4-5 hour job for delivery and add in \$50. The newsletter would have minutes, official board information, and budget information. Rauch stated that the Oracle is not a reputable source of information. Discussion took place about deadlines and how soon the first issue could be ready. Diane Wood, CMI said that she could get the minutes back to board members in 2 weeks. All work in this newsletter will be done by board members. They will invite Neighborhood Watch to be part of it. The new OHHA newsletter will start this month and it will be at homes the last week of month. A motion was made to create an OHHA newsletter that will include minutes, official board information, financial information and distribute it independently of the Oracle. Seconded and passed.

A decision had not been made as to which board member elected at the May Annual Meeting would take the 1 year term. Kitchin asked Busby if he would take the one year term; he declined. Buchholz said that he would take the one year term.

Director positions were discussed. Norm will continue in Architectural Review and External Affairs until July 4 when Kitchin will assist. Alan indicated he would like Internal Affairs. Buchholz said he would like to stay with Internal Affairs. Smith will remain as Treasurer; Erzen will continue in Maintenance; Busby will keep Recreation; Rauch will stay with RV lot; Schnoor as Secretary; Kitchin will remain as President. Kitchin asked Lachman when he would return to the board as a full time member. He stated that it was up to his doctor. Kitchin said she hopes he will be an active and not an inactive member.

Meeting adjourned at 10:10 p.m.

The regular monthly meetings of the OHHA Board of Directors are the first Wednesday of each month at 7 pm. Board members also meet in work party sessions on the third Thursday of each month at 7 pm. Meetings are open and all Oak Hills residents are welcome to attend.



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# NEIGHBORS

by Shirley and Fran Bates

What happens when your dream gets deferred by little things like wars and job transfers? In the case of **Nate and Lindsey Lyons**, you just keep dreaming and eventually that dream becomes reality. Nate, Lindsey, Ben, and Cooper are our newest Oak Hills' residents and although they may be a new presence, Lindsey has been planning this move since she went to Terre Linda School 20 years ago.

Nate and Lindsey are the parents of Ben, the active 18 month old show off. Cooper, their 5 year old Boston bulldog is always in the center of the action. They moved to Bonneville Loop in March after a number of geopolitical and geographical diversions since their wedding seven years ago. Seems that these Oregon natives had marriage plans all set, when the Army got in the way and Nate got notice that he was about to deploy to the Middle East. They quickly moved up their wedding date and not only did the bombs go off and the skies lit up for them, but the war in Iraq began on the same day. They are still together, and the US is still.....oh well.

They are both Ducks through and through. Rabid supporters of all things Duck, they are learning to identify neighbors by their school allegiance. They are also original Oregonians. Nate grew up in Salem, and his parents still live there. Lindsey (Wolcott) was raised in the area, and her parents live nearby. While attending Terra Linda school, Lindsey had already decided that Oak Hills would be the prefect place to live. When the opportunity came to move back to Oregon they decided on Oak Hills—actually Lindsey decided on Oak Hills, and Nate just saluted smartly and said 'yes mam'—that old military discipline comes in handy when

you know you have no real say in the matter.

Nate is a computer software sales manager whose territory is the east coast of the USA. Through the marvels of technology he does most of his work from Oregon and seldom travels to the east, although he does have to keep Eastern Standard Time hours, which means no traffic at the early hour of his commute. He has an antique trumpet over the mantel, a reminder of his grandfather, and his own musical ability on the piano, drums and guitar. Lindsey, who taught at Oak Hills Elementary from 2005 –2007, is a stay-on- the- run mom with a new and active business as a baby and child photographer. You can see her work and schedule appointments at [www.lindseylyonsphotography.com](http://www.lindseylyonsphotography.com). But the main focus of this family is Bennett, their 18 month old ball of energy. When Ben tires, Cooper takes over with his constant demand to play fetch with anyone who will pay attention to him.

The Lyon's say it has been a fun transition to Oak Hills. Former students from Lindsey's reading groups have greeted her, grandparents have become frequent visitors, and the amenities of Oak Hills are beckoning. Ben will get to visit the pool this summer at the Rec Center, and if all goes according to plan will eventually play kick and chase soccer and walk to Oak Hills School. After all, this was the plan that developed years ago and after a few diversions in Eugene, San Antonio, and Fort Carson, was finally realized, much to our community's benefit.

.....  
*Are you new to the Oak Hills neighborhood and would like to be introduced? Do you know of a new or interesting neighbor? Please contact Neighbors columnists Fran and Shirley Bates at [fbates1@verizon.net](mailto:fbates1@verizon.net)*

*Did you remember to mail in your Fireworks Fund contribution? It's not too late!*

Putting on the glorious Oak Hills fireworks show is a large expense - but worth every penny! Your contributions help to make the show one of the best in the area. If you have lost your donation form and envelope, make checks payable to: OHHA and indicate the Fireworks Fund. Mail (or drop off in mail slot in maintenance yard) to: 2085 NW 153rd Avenue, Beaverton OR 97006. Please be generous - Thank You!

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# OAK HILLS FOURTH OF JULY SCHEDULE



Check-in for Fun Run and Walk  
 Fun Run and Walk - begins on Oak Hills Dr. at 153<sup>rd</sup>  
 Free Breakfast at Rec Center-by Oak Hills Church  
 Flyover by 173<sup>rd</sup> Fighter Wing  
 Parade Staging - Oak Hills Elementary School  
 Kids' Bike Parade  
 Flag Ceremony and National Anthem  
 Oak Hills Parade - "Famous Americans"  
 BBQ Brisket and Hot Dogs - until it's gone!  
 Swim Team Bake Sale  
 Start the Fireworks Raffle  
 BJ the Clown  
 Pool Games  
 Big Kahuna Splash-Off (adult splash contest)  
 Awards Ceremony

7:30 am  
 8 am  
 8 am  
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## 3NOT5 GROUP MEETS TO PLAN STRATEGY

There will be a meeting on Thursday, July 15 at 7 pm at Oak Hills Church of the 3not5 Group to discuss the information gathered from the recently organized Bethany Boulevard Focus Group, current information on the status of the Bethany Boulevard widening project, and discussions of how it will affect individual property owners in the area. The meeting is open to the public; anyone interested in this project and it's impact is urged to attend.

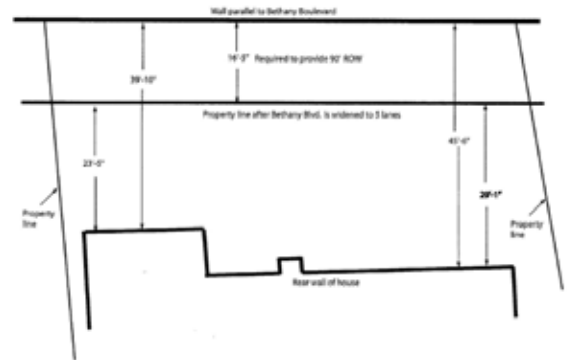


The County plan calls for a 5 lane roadway between West Union and Bronson Roads along with continuous sidewalks and bike lanes on both sides. The group acknowledges that the current roadway is inadequate and needs improvement, but that a 3 lane road will provide the necessary safety and traffic flow improvements without the negative impact of a five lane road

in a residential area, and particularly the disastrous impact on at least 16 Oak Hills homeowners who will lose 20 feet from their backyards – and possibly even their homes. The 3not5 Group has already taken several steps to convince Washington County Commissioners to vote to reconsider the scope of the project.

Members of the group have spoken to Washington County Board of Commissioners and commission candidates, have presented information at two CPO-7 meetings, have attended and spoken at the Focus Group meeting, have collected over 1000 petitions opposing the 5 lane project, have been interviewed by the Oregonian and have blogged on Oregon Live, made a presentation at the Oak Hills Homeowners Annual Meeting and developed a web site. But there is still more to do. Find out how you can play a role in helping your community and your neighbors. If you are unable to attend, there is good information available on the group's website, [www.3NOT5.org](http://www.3NOT5.org).

The accompanying diagram shows the back yard of an Oak Hills family on Perimeter Drive. The drawing shows where the new property line would be with a 16 foot right of way needed for a five lane Bethany Boulevard; the County recently announced that a 20 foot right of way would be required. This home is now slightly more than 39 feet from the fence. A 20 foot right of way easement will result in the loss of one-half of their back yard.



## GIRL SCOUTS HELP KEEP STREAMS CLEAN

Oak Hills Girl Scout Troop 40488 joined forces with Clean Water Services to mark storm drains in the Oak Hills neighborhood.



The project involved affixing bilingual “No Dumping, Drains to River” insignia on storm drains and hanging informational flyers on doors of surrounding homes. The 14-member troop placed 20 storm drain markers and hung over 70 informational flyers in a two-hour period. “This project was fun and easy for the girls to accomplish. They feel a great deal of pride in having completed it,” said Troop Co-Leader, Andrea McEnany.

“Our girls are very interested in protecting our natural resources and wildlife, as well as helping in our community,” said Troop Co-Leader, Suzi Beech.

Clean Water Services offers the drain markers, adhesive, informational doorhangers and instructions to groups who wish to participate. The markers alert residents that whatever goes down the storm drains ends up flowing directly into nearby streams, rivers, and wetlands. Water treatment plants do not receive storm drain water. More information can be found at: <http://www.cleanwaterservices.org>

Members of Troop 40488 have been very active in their community. In addition to their storm drain marking project, they have also completed service projects benefitting the Oregon Humane Society and Mercy Corps, as well as local senior citizens and their Elementary School.





## CALLING ALL ARTISTS AND CRAFTERS

Back by popular demand, Oak Hills will once again host a Summer Art and Crafts Bazaar at the Rec Center.

This year's bazaar will be held on Saturday, August 28 and will feature a wide variety of crafters – most of them residents of Oak Hills – who will offer hand knits, water colors, jewelry, hand-made stationery and cards and fused glass items, to name just a few.

Residents who want to reserve a table for the bazaar should contact Doug Castagno at the Rec Center office, OakHillsRec@aol.com or 503-645-4303 or Ruth MacArthur, ruthmacarthur@verizon.net to get a registration form. Items must be hand made by you; resale of items or manufactured items not allowed. No garage sale or attic treasures, please. The 6' tables rent for \$20; non-residents will be offered any tables not claimed by residents by July 15 and will pay \$30 per table. The number of tables available is limited so don't delay.

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## RIGHT OF WAY ACQUISITION

Unless Washington County can be convinced to change their plans for Bethany Boulevard to five lanes, over a dozen Oak Hills property owners will soon begin discussions with the county over purchase of an easement to at least 20 feet of their property. Property owners should be well prepared in advance of negotiations. An excellent article on Washington County property acquisition is posted to the 3Not5 website, [www.3Not5.org](http://www.3Not5.org). A brief summary of this document follows.

The county determines the value of a lot by employing professional appraisers. The appraisers determine the value of the land only, in other words, the value is arrived at without considering the value of the home or any other improvements on the property. The land is valued as if it was a vacant, buildable lot. After determining the value of the land, the appraiser next looks at improvements such as landscaping, fences, pools, decks, even a portion of the home itself, and determines their depreciated value, not the replacement value. Finally, the appraiser will figure in any loss in property value due to increased traffic, noise, etc.

The county's offer will be made to homeowners in writing. The acquisition is not allowed to negotiate the offer; homeowners will have 40 days to either accept or reject the offer. If the offer by the county is rejected, the county may then condemn the property. Negotiations may continue after condemnation.

Go to [www.3not5.org](http://www.3not5.org) to read the entire article. There are also links to other information on property acquisition, eminent domain and Washington County.



## FIRST CONCERT IN SUMMER MUSIC SERIES

The first concert of the Oak Hills Summer Music series will take place on July 11 at 6 pm. The first group to entertain in the picnic area at the Rec Center will be the **Second Wind Jazz Ensemble**. Bring a dessert to share with your neighbors. The concert is free.

Don't forget the summer craft class for kids. Every Tuesday and Thursday evenings from 5:30 – 6:30 pm kids can drop in to make a gimp lanyard, great for holding house keys, bike keys, Oak Hills swim tags, etc. \$5 covers cost of materials and attending as many evening craft classes as needed to finish it.

The summer games neighborhood challenge will be soccer on July 18 from 6 – 8 pm on the Oak Hills Soccer fields. Come with a few of neighbors, or come alone. Just come and play for fun.

For more information on activities or events, contact Activities Director Doug Castagno at [oakhillsrec@aol.com](mailto:oakhillsrec@aol.com) or 503-645-4303.

---

## A CITY BY CHOICE

Since September of 2009 a local group has been working on gathering information and input from the community on the feasibility of creating a new city that would include most of the area of incorporated Washington County that is located north of highway 26, including Oak Hills and surrounding communities to the north and west.

The group plans to conduct a survey of residents beginning in July and will use that information in conjunction with a formal feasibility study. The feasibility study will be completed in fall of 2011. To contact the group or learn more about their proposal, go to their website, [www.citybychoice.org](http://www.citybychoice.org)

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## HIGHWAYS AND TOLLWAYS

Having finished up his assignment in Sarajevo, my husband and I are finishing up our stay with an extended vacation in central and western Europe. We rented a car and headed first for Dubrovnik on the coast of Croatia, then north along Croatia's Adriatic Sea coast through Slovenia, into northern Italy, then southern France, and we are now in the Alsace area of France. That's a lot of driving, and we are seeing a lot of different highway systems and facilities.

We immediately noticed that the highway system in Croatia was a big improvement over the roads in Bosnia. It takes a long time to get anywhere in Bosnia because the roads are all two-lane roads, in sometimes poor condition and are full of hairpin and serpentine curves. There are only about 5 miles of 4 lane highway in the entire country, found on the route between Sarajevo and the second largest city, Mostar. After that, it's two lane roads through mostly mountainous territory.

Croatia is also a mountainous country, but they have constructed tunnels to eliminate some of the curves. A lot of tunnels. The highway is all four lanes and looks nearly new. Along with the new highways, there are what look like brand new gas stations at the rest stops. These are state of the art facilities. The gas pumps are high speed, filling an empty tank in less than a minute! Not only that, but the bathrooms got my personal 5 star rating.

Have you complained recently about the price of gas? Well stop it. Gas here has been generally around 1,35€ per litre. In US dollars, that comes out to about \$6.34/gallon! And the dollar/euro exchange rate right now is better than it's been in years.

Italy's highway system came with a pricetag – they are all toll-ways and the tolls really add up. The Italians have a great toll system though – you pick up a ticket at your entry point, then don't pay until you exit, so there aren't interruptions or slowdowns. Your toll is calculated depending on the distance you have traveled. In exchange for the tolls though, you get beautifully maintained, well marked, 6 lane roadways for fast and efficient travel.

Italy's rest stops are apparently all run by a company called, Au-

toGrill which turned out to be surprisingly awful. I don't know why the Italians put up with it. The food all looked like it had been previously frozen and then warmed in the microwave. In spite of the awful food, there was a beautiful outdoor terrace with pots of colorful flowers and a view.

In France, toll roads again, but less efficient than in Italy. There were periodic stops to pay your toll but at least the food was better. Quite a lot better. We had a gas station/rest stop lunch of sandwiches made with fresh French bread. I had Brie and sliced tomatoes; my husband ordered chicken with ceasar salad dressing.

At this rest stop there was what looked like a nearly new building with the gas station, a gift shop featuring local items from Provence, and modern bathroom facilities. We chose to sit outdoors in the picnic area and there was an older bathroom facility in the picnic area. This bathroom had three stalls for women. One had a toilet (but without a seat) while the other two stalls contained a porcelain square surrounding a hole in the floor! In France? Part of the European Union? I was shocked. I had run into this type of facility a couple of times before in Bosnia and Croatia, but it shocked me to see it here.

When driving on the toll roads in Europe it is wise to keep one eye on your rear view mirror. They have speed limits posted, but I suspect that they are not monitored at all except close to major urban areas. There is always a black Audi or BMW coming up behind you at a breathtaking speed. They will hug your back bumper until they can get past then will roar by and disappear in no time.

Five months sounded like it would be a long time when we left, but it has gone by very quickly. We will be returning to Portland before this issue is published. We will miss our adventures in Europe, but we are looking forward to seeing our family, friends and neighbors again. Not to mention Buster. It will be good to get back to our "real" lives.

*Oracle editor Micki Sparr and her husband, Landy, have spent the past five months in Sarajevo, Bosnia where Landy was a visiting professor at the university medical center in Sarajevo. They will return home at the end of June and look forward to celebrating July 4 in Oak Hills.*



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## VILLAGE GALLERY OF ART OPENS NEW SHOW

The Village Gallery of Arts July 2010 group show opens July 6th and runs through August 7th, 2010 with featured artist Dawn Corey Kelly. The gallery is open Tuesday through Saturday – 10 am to 4 pm; Sunday 12 pm to 4 pm

July's show features figurative watercolor paintings by Dawn Corey Kelly. About her work, Kelly says "In figurative painting, my goal is to capture and portray the character behind a face, behind a person. I am most pleased when my painting portrays a mood or suggests a story which is left to the imagination of the viewer."

Summer is a great time to take an art class. Here is a sampling of what is available at the Village Gallery: Watercolor Classes with Emma Achleithner; Color Wheel with Carol Barnett; Portrait Drawing with Sofia Chimaras; Still Life Drawing with Sofia Chimaras. Contact VGA for details.

The gallery is located next to Cedar Mill Library at 12505 NW Cornell Road.

Dawn Kelley's "Woman in Blue"



## OPENING DAY AT OAK HILLS POOL



This long line of kids was waiting for the Oak Hills pool to open for the season Memorial Day weekend. The first three swimmers were Devon Castagno, Sam Cooney and Eudora Goganian

## GROWING ORGANICALLY

by Margie Lachman



Margie is on vacation this month. Her column will return soon.



## YARD DEBRIS DROP BOX

The users of the yard debris drop box service must purchase a car window sticker to make use of this service. Stickers, \$10 each, are available for purchase during normal rec center office hours and cover the entire season until the drop box closes in early November. The Yard Debris Drop Box is available to residents on Saturday and Sunday only; a box in the maintenance yard on other days is for use of the Oak Hills maintenance staff only.



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(See additional classified ads on page 16)

### MISCELLANEOUS

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**PIANO LESSONS in YOUR HOME** by French pianist with 20 years experience. Fun and flexible teacher, music degree, Oak Hills references, free introductory lesson. Call 503-523-8928 or litzler123@hotmail.com 9/10

**SUMMER ART CAMPS.** Weeklong art camps in Oak Hills. Grades 1 thru 5. Adult watercolor classes also. Call 503-531-0708 for details or tegonzoart@msn.com.

### FOR SALE

*{For Sale classified ads are free for items \$500 or less.}*

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**GOOD DOG CLUB.** If you have a good dog who always carries a clean-up bag when out and about in Oak Hills, then he/she is eligible to become the next "Good Dog of the Month" in an upcoming issue of the Oracle. Your dog will be honored with a photo in the Oracle and will receive a certificate suitable for framing honoring your dog's status as a good dog citizen. Send a photo of your Good Dog, along with dog's name, and your name and address to: Micki@OakHillsOracle.com or The Oracle, 15390 NW Wooded Way, Beaverton OR 97006.

### WWW.OAKHILLSORACLE.COM



The Oracle can be viewed in fullcolor each month at [www.OakHillsOracle.com](http://www.OakHillsOracle.com). Share neighborhood news with friends and family members - have them log on to the Oracle's website, too.

Like what you see? I would be happy to help you set up an easy to use, attractive web site for your small business. Affordable, hourly rates or by project. Contact Oracle editor, Micki Sparr at Micki@OakHillsOracle or 503-690-7122 to discuss your needs.

### BABY SITTERS LIST

Valarie Frost*	13	503-531-8361
Deja Helm*	14	503-645-5940
Samantha Kennefick*	15	503-617-2966
Jamie Lyon*	16	503-645-8731
Kirsten Myers*	17	503-533-9908
Julianne O'Connor*	14	503-466-1193
Megan Stocks*	18	503-629-6923
Melissa Stocks*	15	503-629-6923
Kathleen Wills*	15	503-617-7371

\*Indicates Red Cross Baby-sitting Certification

### ODD JOBS LISTING

Marc Gadda, 15	Yard work, lawn care, pet care	503-545-9554
Charlie Garzillo, 12	Beginning drum lessons	503-887-4462
Tal Lind, 15	Mowing & weeding, pet sitting	503-466-1773
Colton McClincy, 16	Lawn, yard care, pet sitting, vac.	503-645-4545
Ian Myers, 13,	Dog sitting, lawn care	503-533-9908
Kirsten Myers, 17	Dog sitting	503-533-9908
Nick Pangares, 17	Dog care, lawn mowing, vacation	503-531-9533
Sam Pitcavage, 17	Mowing & yard work, pet care	503-645-5797
Kathleen Wills, 15	Pet care, vacation help, lawn mow	503-617-7371



### SIGN UP NOW FOR BABYSITTERS AND ODD JOBS LISTINGS

The listing of Babysitters and Odd Jobs is a public service provided free by the Oak Hills Oracle. Listings are not screened by the Oracle. Anyone between the ages of 12 – 17 can be listed on either list, but families must be paid subscribers to the Oracle. Contact the Oracle editor including your name, address (for verification purposes only) phone number, and age. For the Babysitters' List, include whether or not you have passed the Red Cross Baby Sitting certification class. For the Odd Jobs list, include what types of jobs you want to be considered for. Those listed are responsible for providing age and other changes to the listings.

### OHHA Board Members



<b>Linda Kitchin</b> President	2465 NW 145th Avenue	linda@kitchinonline.com 503-466-2149
<b>Dan Smith</b> Vice President, Treasurer	2845 NW 154th Ave	dan@comsmiths.com 503-690-7597
<b>Dave Busby</b> Recreation	NW 151st Place	buzzb1955@gmail.com 503-690-6674
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<b>Jim Erzen</b> Maintenance	15368 NW Wooded Way	jim.erzen@us.army.mil 503-758-3847
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Oracle Owner and Editor **Micki Sparr**  
 15390 NW Wooded Way  
 Beaverton OR 97006  
 503-690-7122  
 Micki@OakHillsOracle.com  
 www.OakHillsOracle.com

Contributors  
 Neighbors: Fran & Shirley Bates fcbates1@verizon.net

Neighborhood Watch: Scott & Norma Wolf 503-806-9383  
 ohhaneighborhoodwatch@gmail.com or 503-702-6462  
 Growing Organically: Margie Lachman 503-645-2994

Maintenance	Mark Watson	503-645-1776
Pool/Rec Center	Doug Castagno	503-645-4303
Neighborhood Watch	Norma & Scott Wolf	503-806-9383
<b>All Emergencies</b>	<b>Fire, Medical, Police</b>	<b>9 – 1 – 1</b>
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County Sheriff	Non-emergency	503-629-0111
Washington Co. Traffic Hotline	.....	503-846-3998
Animal Services/Lost Pets	.....	503-846-7041
Oak Hills Elementary School	.....	503-533-1860
Meadow Park Middle School	.....	503-672-3660
Westview High School	.....	503-259-5218
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(See additional classified ads on page 14)

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