

OLYMPIA



NEWSLINE



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A Message from the Board



After 11 years with no dues increases, the Olympia Neighborhood Association board of directors voted to increase dues in 2023 and in 2024. These increases raised dues in 2023 to \$319 and in 2024 to \$350 annually (still one of the lowest rates for any local HOA with amenities such as a pool and tennis courts). Why were the increases necessary? First of all, COVID restrictions in 2021 and 2022 significantly reduced ONA income from facility rentals. Additionally, 2021 and 2022 saw some of the highest inflation rates in recent memory. The cumulative effect of inflation in the last five years has been more than 26 percent, with 9 percent of that coming in 2022 alone. The impact of this inflation is being felt everywhere from the grocery store to the gas station as consumers struggle to keep up with ever-increasing prices. Businesses and organizations like ONA are no exception, and must find ways to deal with rising costs.

Managing cost increases requires two approaches: raising revenue and reducing costs. Rest assured, the board of directors and the management team are working to reduce or eliminate costs wherever practical. However, every decision to cut costs must be filtered through the association bylaws and mission statement, both of which require the board and management team to maintain a certain quality of life and safety that Olympia residents expect. The board of directors will not make any expense cuts that radically change what Olympia Hills is—in essence, what resident members paid for when they purchased their homes. Even members who never use the ONA amenities (pool, tennis/pickleball courts, clubhouse) benefit from these amenities, because their availability adds value to all properties in the association.

The board welcomes suggestions from members for increasing revenue to the association (other than dues increases) and for reducing expenses; however, every idea will be filtered through the lens of what implementing each suggestion would do to the quality of life and safety here in Olympia.

Board & Committee Contacts

Not available online.

For Your Information

The mission, or purpose, of the Olympia Neighborhood Association (ONA), which can be found on the ONA website (OlympiaONA.org), is to “enhance member property values and neighborhood quality of life.” The mission statement goes on to address how the board of directors and management staff will achieve those goals: by providing well-maintained and safe Association property (pool, clubhouse, grounds and tennis courts) and by observing the bylaws and enforcing neighborhood covenants and deed restrictions..

The mission statement further says that ONA will foster community spirit by being a good neighbor, sponsoring activities that build a sense of community, and treating each resident with courtesy and consistency.

The following list highlights a few of the actions taken in 2023 by ONA in accordance with that mission statement.

- Repaired the coping (the edge of the deck) and tiles around the pool deck and the baby pool
- Repaired the pool pump
- Replaced aging pool furniture and tables
- Provided new mounts for pool flags (used by participants in swim meets) to prevent damage to the deck caused by the old flag posts
- Repaired the tennis court surface and provided new court screens
- Provided new updated signage for the tennis courts
- Repaired the irrigation system at the clubhouse
- Re-landscaped the clubhouse
- Repaired the irrigation system on the Universal City Boulevard medians, which are ONA’s responsibility (the city provides landscape water at no cost to ONA)
- Protected the irrigation system on the median opposite Costco by purchasing and strategically placing large rocks to prevent drivers from illegally turning left over the median (the cost for this was shared by Costco and the City of Selma)
- Removed large beehives from around the clubhouse parking lot

This is in addition to the usual day-to-day activities of running the association and maintaining the common areas.

September 2023 Crime Statistics

The following is a list of the most numerous reported offense types in the 45 neighborhoods this month:

OFFENSE	Sept. '23	12-mo Sept.	12-mo Rank
Simple Assault	18	14	1
Emergency Detention	14	11	2
Information	11	8	5
Possession of Controlled Substance / Marijuana / Drug Paraphernalia	11	8	6
Theft of Property I	7	11	3
Found Property	7	3	12
Hit and Run	6	3	12
Criminal Mischief	5	10	4
Harassment	5	2	18
Run-A-Way	5	2	20
Neighborhoods Total	129	153	
City-Wide Total	293	279	

** Depending upon the final report, the original call for service type may result in a different reported offense. Consequently there may be minor discrepancies in these numbers.

Contact the Police Department (Sgt. Rios, 210-658-5353) with any questions concerning specific details.

For information on how you can help with CRIME PREVENTION, go to www.uccpaaa.org Of the city-wide dispatches, 26 % (25%) were in your District 2, east of Pat Booker and north of Kitty Hawk. Olympia Hills neighborhood contains 11.0 % of the residences in the city. Of the total offenses occurring in neighborhoods city-wide, seven (5.4 %) were in your neighborhood.

STREET	REPORTED OFFENSE
Athenian	Simple Assault
Centerbrook	Emergency Detention
Centerbrook	Assist Public
Centerbrook	Hit and Run
Gothic	Deceased on Arrival
Phoenix	Criminal Mischief
Zodiac	Theft of Property

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Get to know your neighbors and watch out for each other. More eyes mean less chance of burglary.
 Contact NWC@uccpaaa.org for assistance.

WWW.UCCPAAA.ORG

Olympia Neighborhood Association



Board Meeting Minutes

September 14, 2023

The ONA President, John Heberling, certified the presence of a quorum and started the meeting at 6:32 p.m. Other Directors present were: Frank Marrou, Dan Hancock, Harry Finke, Todd Bowers, Deborah Ables and Wendy Vaughan. The Association Manager, Ray Jansure, and Jessica Kessel, were present. The Residents present were John Griffin, Keith Friesenhaun, Tim Pink and Pauline Heberling.

Approval of Minutes: August 2023 minutes were read and reviewed. A motion to accept was made by Harry Finke. The motion was seconded by Dan Hancock and all were in favor.

Comments from ONA Members and the Community: Members of the association in attendance asked the following questions of the Board and were given the following answers:

A. John Griffin distributed a short summation of his interaction with the board and ONA manager and asked the board to consider his suggestions to cut costs in the future in order to keep dues low for the members. The board is going to look over these suggestions.

B. Keith Friesenhaun asked who owns the land along Gothic on the Sunrise Canyon side near the golf cart crossing. It is looking very unkept. He was informed it was owned by the City of U.C. or Sunrise Canyon, not ONA.

Treasurer's Report: Wendy Vaughan checked the reconciliation of the August bank statement. She stated that it reconciled and there were no discrepancies.

Manager's Report: Ray reviewed the August 2023 financials, provided comments and answered questions. Ray discussed going to Randolph Brooks FCU with Wendy to open a money market account for ONA reserve funds. He also suggested that a CD be approved for some reserve funds to increase the amount of interest received for those funds. A motion was made by John Heberling for Ray Jansure and Wendy Vaughan to open a money market account for the reserve funds and consider a CD for some reserve funds. The motion was seconded by Harry Finke and all were in favor. The board asked that a better description be provided for categories shown on the revenue and expense report to more clearly identify what the funds are spent on. Wendy Vaughan made a motion to accept the financials, Harry Finke seconded, and all were in favor.

COMMITTEES:

A. ACC – No report. The board asked for a print out of the yearly ACC projects to be included in the monthly meeting packet.

B. Aerobics/Wellness- No report.

C. Gentle Yoga - No report.

D. Landscaping – The board has requested three new bids for Olympia Neighborhood Landscaping along Olympia Parkway, UC Blvd and entrances.

E. Neighborhood Watch –There were 11 offenses reported in Olympia.

F. Tennis – No report.

G. Pickleball – No report.

H. Deed Restriction: 15-letters/ 0 emails/ 1 call to City for 2023

I. Webmaster – Frank- The board asked for access to the website. They would like for the ONA office staff to take over and run the website.

UNFINISHED BUSINESS:

A. Possible 5-year plan: Wendy Vaughn, and Debbie Ables presented an extended plan of expenses that could come up in the future for ONA. Expenses in the study would be considered for payment from the reserve account. We will keep this as a living document to be updated yearly.

B. Forum Property Issue: The board discussed the issue of selling a small piece of ONA land near Forum Road. The board received the appraisal they requested at the July meeting and considered the appraised amount. The interested buyer wanted to purchase the property for \$5,000. Dan Hancock made a motion not to sell the property for \$5,000. The motion was seconded by John Heberling, and all were in favor.

NEW BUSINESS:

A. AGMM October 12th, 1:30pm.: Board Members up for reelection are Wendy Vaughn, Frank Marrou, Harry Finke, and Todd Bowers. President John Heberling handed in his resignation and will be stepping down as ONA president and off the board effective December 1st.

B. 2024 Annual Assessment and Payroll Estimate and 2024 Draft Budget: The board will review these documents over the next few weeks and get back to Ray with any questions, comments or suggestions.

C. ONA Survey : The board is looking over the survey created by Deborah Ables that will be provided to members. We will be placing the survey in a future newslines with a QR code to access the survey. We want to encourage more community involvement in ONA!

DIRECTORS COMMENTS:

A. The board understands that raising the dues two years in a row was not ideal. But ONA, just like many other businesses, has been challenged with the impacts of COVID and resultant shut down. These two raises were necessary to keep up with the significant increase in operating costs and maintenance of three amenities (pool, clubhouse, and tennis/pickleball courts) nearly forty years old, without a dues increase since 2011.

B. Wendy Vaughn suggested we start a facebook page for use by people in ONA. We can use this as a tool to involve more members in ONA activities and have a quick way to inform the community of certain events.

Motion to adjourn was made at 7:24 pm by Todd Bowers and was seconded by Harry Finke, all were in favor.

John Heberling -ONA President

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ONA Member Survey 2023

Please assist us in our efforts going forward at ONA.
 Fill out the survey below and return to the ONA office or scan
 the QR code below and fill out an electronic survey.

Email Address: _____

Home Address (house # and street name): _____

WHAT ASPECT OF OUR OLYMPIA NEIGHBORHOOD ASSOCIATION IS MOST IMPORTANT TO YOU?

1: Appearance and functionality of the Clubhouse

Not Important • 1 • 2 • 3 Very Important

2: Appearance and functionality of the Pool

Not Important • 1 • 2 • 3 Very Important

3: Appearance and functionality of the Tennis/PickleBall Courts

Not Important • 1 • 2 • 3 Very Important

4: Appearance and functionality of Park (Picnic Tables/swings by Tennis Courts)

Not Important • 1 • 2 • 3 Very Important

5: Enforcement of the Deed Restrictions

Not Important • 1 • 2 • 3 Very Important

6: Landscape and Maintenance of Olympia Property

Not Important • 1 • 2 • 3 Very Important

PLEASE CIRCLE OUR RATING OF PERFORMANCE.

1-Not Satisfied with 3-Very Satisfied

1: Appearance and functionality of the Clubhouse

Not Satisfied • 1 • 2 • 3 Very Satisfied

2: Appearance and functionality of the Pool

Not Satisfied • 1 • 2 • 3 Very Satisfied

3: Appearance and functionality of the Tennis/PickleBall Courts

Not Satisfied • 1 • 2 • 3 Very Satisfied

4: Enforcement of the Deed Restrictions

Not Satisfied • 1 • 2 • 3 Very Satisfied

5: Landscape and Maintenance of Olympia Property

Not Satisfied • 1 • 2 • 3 Very Satisfied

Additional Comments:



scan to take online survey.

NOVEMBER 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 GAME DAY 1-3	2	3	4
5 Fall Back	6	7 Election Day VOTE	8	9 Board Meeting @ 6:30	10	11 Veterans Day
12	13	14	15 GAME DAY 1-3	16	17	18
19	20	21	22	23 Thanksgiving OFFICE CLOSED	24 Black Friday OFFICE CLOSED	25
26	27 Cyber Monday	28	29 GAME DAY 1-3	30		

HAPPY
 THANKSGIVING

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