

GRIFFIN OAKS MAINTENANCE ASSOCIATION

As we start the last quarter of 2026, I would like to remind everyone not to blow your leaves into the grass strips or the street. Rogue Disposal and the City of Central Point offer free leaf pickup twice a year. Leaves must be in sealed bags that weigh no more than 40 pounds and be placed at the curb no later than 6:30 a.m. on pick-up days.

Pick-Up Days:
Monday, November 16 – Wednesday, November 18, 2026
Friday, December 11, 2026

Please note: Blowing/raking leaves into the street is against Municipal Codes: 8.05.020 & 9.64.030, resulting in fines up to $225.00

There are going to be some big changes in how the Griffin Oaks Maintenance Association is governed by the board. We have decided to hire CPM Real Estate Services (CPM), Inc., to manage the association. The final vote will be at the November 3, 2026, meeting.

CPM Real Estate Services has a lot to offer:

Monthly Accounting Reports
- Balance Sheet
- Income Statement
- Accounts Receivable Aging
- Budget to Actual Comparison

Year End Accounting Reports sent to our accountant

Assist with Title Requests on sales within our community

Accounts Receivable Services
- Assess Fines per Association Fine Schedule
- Past Due Statements Monthly
- Demand Letters Sent
- Turn Delinquent Accounts over to Collection Agency and/or Attorney

Accounts Payable Services
Pay Twice Month
Set Up Vendors – Licensed, Bonded, Insured
CCR Enforcement
Once a Month Site Visit
Enforcement Letters Sent
Board or Committee Follow-up on Items
CPM will follow up based on Board Recommendations
Vendor Bids
CPM has a list of potential vendors to obtain bids from if needed
Liaison between the Board and Residents
Board and Annual Meeting Attendance
Board Meeting Notices Sent Out

CPM will turn accounts over to a collection agency and/or an attorney whenever the account is two (2) or more months in the arrears. All associated fees for this process will also be the responsibility of the homeowner.

Included with this newsletter is a ballot for the upcoming election for the board. Please returned your completed ballot by October 31, 2026 by mailing to GOMA, P.O. Box 5345, Central Point OR 97502 or you can drop them off at 833 N Haskell St.

We still need people to serve on the board or on a committee. Moving to CPM does not negate the need for a board to run GOMA.

Ted Sander
GOMA President

CONTACT INFO

board@griffinoaks.org
www.griffinoaks.org

GOMA
PO Box 5345
Central Point, OR 97502

Please join us for our next board meeting:

Tuesday, November 3, 2026
6:00-7:30 pm

Twin Creeks Table Rock Room