

NEWS ON THE HILL

February 2025

Madrone Hill Mobile Home Park Telephone (541) 855-7749
Mailing address 8401 Old Stage Rd. #101, Central Point, OR 97502
Email: madronehill@cwres.com

Trash pick-up dates:

Thursday – February 6th
Thursday-February 20th

Recycle pick-up dates:

Thursday – February 13th
Thursday – February 27th

BUNCO

Wednesday February
12th, 2025

Starts at 5:30PM (please
note the time change)
Anyone interested
should contact Mary at
541-301-2482.
Cost is \$6.00

Pacific Power

Recently Pacific Power called folks to notify them of a power shut off due to maintenance. Several residents were upset that they did not get notified. This had nothing to do with Madrone Hill. Residents are responsible to sign up with Pacific Power so that they can make contact with you when and if the situation arises again of their need to shut off power.

I just received notification that
FRIDAY, JANUARY 31, 2025 FROM
MIDNIGHT(12AM) TO 3AM they will be
shutting off power to do some planned
maintenance. Be sure to plan for this.

FEBRUARY BINGO

Tuesday February 4,
2025
Tuesday February 18,
2025

Bingo starts at noon.
Starting times may vary
from time to time

We are still finding dog poop in the area behind spaces 1-3..We are also finding it all along the edge of the drive.

Please clean up after your dogs. We have folks that walk all over the fields and no one wants to step in poop.

Cooperation from all is very appreciated.

**Mexican Train
(Dominoes)**
Once per month now
Thursday-February 27th
Starts at noon
There is no cost to play

HOMEOWNERS INSURANCE

We are still needing proof of homeowners insurance. We are close to having most. Please be sure to get those declaration pages to me. It is appreciated.

Just a note

We have many of you asking about neighbors you have not seen in a while. Sometimes management is asked if we know the status of someone. From this point forward we are unable to discuss the status of any resident. Please do not ask. We are sure neighbors appreciate being asked about but it is against policy for management to discuss any resident. Thank you for your understanding.

Inoperable vehicles

We are noticing some spaces have vehicles that are collecting dust and are never moved. Inoperable vehicles cannot be stored or parked anywhere on the property. All vehicles must have up to date tags and be able to start and move. If you have an inoperable vehicle you will need to have it repaired, have up to date tags and utilize it from time to time.

Rosary Prayer Group

There is a small group that talks on the phone to plan Rosary Prayers & prayer request (remotely) once a week. For more information call:

Lorna 541 973-5028

A Couple of pest control hints. These came highly recommended to be used in lieu of poisons.

Both peppermint oil and ammonia have proven effective on combatting the rodent population.

We are currently good on the pantry donations. We don't have room for much more. It is awesome we have such great neighbors. Be sure to come down if you are in need.

2013 Springdale 30' trailer
Excellent condition
2 twin beds. Asking
\$13,500 Frank #90 541-
287-0509

Madrone Hill Classifieds:

Darol's Appliance Repair
541-646-4084 Sp. 92

Dog sitting

Enjoy peace of mind while away with our dog sitting service. Small or medium dogs welcome. Call Patricia located in the park at 541-841-0084

Housekeeper Services

She provides her own equipment and supplies. She is reliable thorough and trustworthy.

License, bonded, and insured
Reasonably priced Nunes
Services "Sophia" 541-630-
1121

**2004 21' Forest River Class B
motorhome. Great condition
Chevy 6.0 8 cylinder gas
asking \$23,500 OBO 928-358-
7996 unit #82**

**Also hot tub seldom used 28
jets fits 4 adults \$3500 OBO
#82 see number above.**

If you would like to place an ad
in this space please let us
know before the 25th of the
month.

SUN	MON	TUE	WED	THU	FRI	SAT
26	27	28	29	30	31	Feb 1
				Recycle		
2	3	4	5	6	7	8
Bingo				Trash		
9	10	11	12	13	14	15
			6pm Bunco	Recycle	Valentine's Day	
16	17	18	19	20	21	22
	Presidents' Day			Trash		
23	24	25	26	27	28	Mar 1
				Recycle		



FIRE PREVENTION

John MacDiarmid

Most of us received a January 7, 2025 letter/packet via certified mail from the Oregon State Forester. The Oregon Department of Forestry reviewed all property in the state for fire risk and they determined our community is in both a high hazard zone and the wildland-urban interface. As a result we received a High Wildfire Hazard Value of 0.422171. This is a very high value, only 3.82% of the properties in the state have a higher value.

The letter goes on to state, "What this means for you - You may need to have defensible space around your home to comply with the codes." There is a Defensible Space page in the packet and a QR Code on the bottom of the page that opens up to The Defensible Space Code. This 8 page document is in DRAFT form. If you are unable to find the code, we have a copy in the office for your review. You may recall our park is a Firewise Community. With the guidance of Fire District 3, we took fire hardening action a few years ago to obtain this status. The State Forester's cover letter in the packet we received states that if you, "...belong to a Firewise Community, the [wildfire hazard] map may not require you to do anything further."

We have reached out to Fire District 3 to ascertain our Firewise status and how we should respond to our High Wildfire Hazard designation. We will keep you informed.

Simultaneously, we are in the process of hiring a registered civil engineer familiar with small public water systems like ours to review the condition of our 45 year old 11,400 gallon water storage tank on the hill side above the park. We are not having problems but feel we need a professional opinion regarding the condition and remaining life of the tank. If it is time to replace it, the engineer will identify alternatives, i.e. another concrete tank or one made out of metal or fiberglass.

Also the existing locked cover to the access opening on the tank is a plywood box with a tin cover. We have paid for a new aluminum cover that is being fabricated by Highway Products. Also, this week we purchased five 100'X 3/4" heavy duty hoses to connect to five existing hose bibs across the top of the park. The hoses will be installed this spring.

A FIRE IN THE COMMUNITY

While we look to the oak woodland above us as a possible fire source, we actually had a significant fire a few years ago that started in a home on the first street. The senior lady in the home was on oxygen and she was a heavy smoker. The fire started at her chair she liked to sit in by a front window. We think she may have fallen asleep while she was smoking and the cigarette started the fire. Roland, a neighbor, was out walking his dog at 12:30 AM and saw the fire, he rushed over and activated a nearby hose, spraying down the fire through the window that had blown out. When another neighbor told him she was inside, he ran to his house 2 homes away and got his painting respirator. He entered but the smoke was too thick and he had to come out. Fire District 3 from the Central Point Station arrived in time to save most of

the house. Unfortunately the smoke damage was so severe the interior walls were taken to the studs, 8 trusses were replaced and the interior was completely rebuilt with new everything. The park acknowledged Roland's heroics with a thank you article in the newsletter and a free month's rent. Unfortunately, Roland passed away with cancer a few years ago. When the fire trucks arrived to fight the fire, they had sufficient water in their trucks. The park has 4 fire hydrants across the top of the park and the fire district has been given permission to use park water to fill their trucks anytime they need to. There is no restrictions on this use. Since that fire, the Fire District built a new fire station closer to us on Scenic Avenue. We have an excellent working relationship with the fire district and we look forward to working with them to "fire Harden" our community.