

HAZEL GROVE WESTLING FARM NEIGHBORHOOD ASSOCIATION

January 8, 2026 – Meeting Minutes

Attendees:

Executive Officers

- Chris Nolte, Chair; Mark Beatty, Vice Chair; Lynn Heider, Secretary; Deb Sandblast, Treasurer

At-Large Members of Steering Committee:

- Present: Jenni Hutteball, Bonnie Kittredge, George Matoes, Katherine Scott, Stan Knight
- Absent: Sally Chase, Kim Lewis

HGWFNA general members: 51 in attendance (including presenters)

1. Get to Know Your Neighbors

An icebreaker exercise kicked off the meeting, led by Bonnie Kittridge

2. Purpose of the Neighborhood Association Discussion: BUILD COMMUNITY.

- a. Periodic Gatherings for Fun Events to get to know our neighbors
- b. Hold Meetings with guest speakers addressing relevant topics
- c. Discuss Land Use Proposals and other current issues facing our NA
- d. Have general discussion from the floor regarding our NA
- e. Seek to improve our geographic area and our life together through helping one another and addressing needs within our boundaries
- f. Give back to the city and other groups through service and support
- g. Not be politically partisan – and Not be an HOA

3. Minutes for the November 13, 2025, meeting were approved, as amended.

4. Officer Luke Guthridge, the association's liaison officer, provided updates.

- a. Q4 2025 data was shared. Generally, there is very little crime within the boundaries of the HGWFNA. It is a safe, quiet neighborhood.
- b. Officer Guthridge shared statistics on the number of calls to service in the last five years. The numbers of calls increased, consistent with the city's growth.

5. T-Shirt Fundraiser

The fundraiser was introduced by Steering Committee member Mark Beatty. The T-shirts were designed by committee member Jenni Hutteball, and promote the Neighborhood Association. The Steering Committee members wore their shirts to the meeting, and an order sheet was offered to neighborhood residents. Sweatshirts and T-shirts are available. The funds can be used by the NA to serve the residents through social activities or service projects. The price is \$20 for a T-shirt and \$30 for a sweatshirt.

6. Presentation - “Scam Awareness and Prevention”
Brian Hutteball - OCPD Community Service Officer

- a. Officer Hutteball shared many statistics; for example, in 2024 \$12.5 billion in losses were reported to the Federal Trade Commission and last year, over \$500,000 in fraud was reported by residents directly to Officer Hutteball.
- b. A lot of scams are committed in other countries. It’s difficult to investigate and recover funds. The best option is to educate.
- c. Victims can be highly educated and still fall victim.
- d. Trending now:
 - i. Calls saying you’ve missed a jury duty assignment. They will have your correct name and give you legitimate names of a law enforcement officer, judge, etc. They then give instructions to pay money to get out of arrest.
 - ii. Tech refund scams. An email states you have a charge pending on your account and you’re asked to call a number which allows the fraudster on the other end to log onto your computer. Once they have access, they have access to your banking accounts, etc. They falsely “refund” amounts you’re not owed then try to get you to pull the money out of the bank and refund them.
 - iii. Computer compromised pop ups scare victims into taking money out of their bank accounts and put them in a “secure ATM” which they have access to. A victim last year lost \$300,000.
 - iv. Callers posing as law enforcement will say your social security number was used to commit a crime. They direct you to withdraw funds before your bank accounts are locked up.
 - v. Fraudulent charges by Amazon. You need to cancel the false purchase by purchasing gift cards of equal value.
 - vi. Texts that look like your bank, followed by a call asking for your PIN numbers
 - vii. Grandparents scam, romance scam, international lottery scams are common.
 - viii. A-I and crypto scams are growing. Officer Guthridge confirmed a case where A-I created a voice just like the couple’s grand child needing money and they lost \$10,000 to an overseas scammer.
 - ix. Toll tax. Many victims have in fact been traveling and think it’s legit so they enter a credit card number.
- e. Common red flags:
 - i. Urgency, especially if they want to stay on the phone with you for hours as you go to the bank, etc.
 - ii. Secrecy. If they instruct you not to discuss this with anyone, consider that a red flag
 - iii. If they ask for money in non-traditional formats (gift cards, crypto, wiring money to foreign countries, etc.) Crypto ATMs accept your cash that goes into the fraudsters’ crypto wallet. If you’re told to put money into a “secure ATM” it goes to the suspects.
- f. Before you take any action, stop! Verify. Pause to hang up and call a legitimate number for the organization such as the police department, your financial institution, post office, etc. Don’t click on any links you’re not expecting, wire any money, or provide personal information if you are suspicious.

7. Presentation – John McLoughlin School Project - Mercedes Serra, 3J Consulting Planning Project Manager, and David Hobbs, OCSD’s Capital Bond Director.

- a. Voters approved \$163 million. Through additional revenue raised, \$181 million is now the amount to be invested. It is focused on six elementary schools and other projects such as Pioneer Stadium and some other parts of the high school.
- b. In our NA boundary it impacts the John McLoughlin Elementary School
- c. Six modular classrooms will be placed on campus to accommodate students, the restrooms, and the library to allow for the interior construction without displacing students from the campus. Work on this project begins in June of this year. The modular classrooms will be ready by the fall of 2026.
- d. Part of the school building will be safe for use during the construction project.
- e. June 2026-August 2027 is the construction timeline; as a safety net the moduls could be in place through August 2028 if needed.
- f. Additional cameras and fencing will be added for security, along with card access to each modular door. The modular units will be air conditioned.
- g. The school itself will have air conditioning when the project is completed.

8. Annexation Request - 19368 S. South End Rd.

Jerico Jefferson is requesting annexation to help move family members needing support and healthcare, to be able to live on the property. He has 2.39 acres . In addition to his own currently on the lot, he plans to build housing for the two family members. NA attendees voted to support the request, which will now be considered by city planners.

9. General discussion from the floor:

- a. Chair Chris Nolte showed the Trail News magazine which is published quarterly. It will be replaced by a monthly newspaper which will cost the same amount and provide people with more timely information.
- b. Postcards that notify residents of the 12 neighborhood associations’ meetings, cost \$45,000 annually and go out 5 times a year. We will give back a portion of our budget to support the new newsletter, which will advertise all of the Neighborhood Association meetings and replace the postcards. Residents can get all the meeting information along with other city news more frequently.
- c. A resident asked about pending developments including the lot at Skellenger and Central Point and a townhouse development planned on White Lane. Chair Nolte committed to providing updates at the next meeting.
- d. A resident suggested that we have a planning department employee or commissioner address the next meeting. Residents are interested in knowing what is planned for vacant lots and in other parts of the city.
- e. Tom Yelin put in a word for the Hope Food Pantry, operating Tuesday through Friday, supported by four churches. They need help unloading early morning deliveries from the Oregon Food Bank and transporting the food to the local churches for distribution. To support, contact Tom Yellen, Methodist Hope Pantry, tsyelin2@gmail.com 206 319 2237

10. “Walk the Neighborhood”

This event advertises the March 12 meeting will be March 7 at 10 AM. We have visited 70% of our 1,000 homes so far. The conversations are resulting in neighbors getting to know each other, and high attendance at our meetings.

11. Lynn Heider is resigning as Secretary

contact Chair Nolte if you're interested in taking on this role.

hazelgrovewestlingfarmna@gmail.com

12. Upcoming Meeting dates: March 12, May 14, September 10, and November 12, at 6:30 at the Community Development Building

13. Adjournment: The meeting was adjourned at 8:05 PM.