



## Emerald Valley West HOA Annual Fall Newsletter 2017

**Greetings Residents!**

**\*\*\*Please take time to read this newsletter for some important changes and updates within the HOA.**

1. Our Annual Meeting will be held on Saturday October 14, 10:30 AM, at the Dairy Queen on Emerald Parkway. The meeting will be held outside, weather permitting, otherwise indoors. Your favorite beverage or ice cream treat will be on us!
2. Penny Bour, our hardworking treasurer, and her husband Ron will be leaving the board after 4 years of service on Oct 1st. They have both been integral to the success of our board. Thank you both so much! **Please consider volunteering to step into their shoes on the board. Contact me at [EVWHOAGmail.com](mailto:EVWHOAGmail.com) to express interest and get more information. We need your help now!**
3. The quarterly billing of HOA dues, that began July 1<sup>st</sup>, is working out well. If you are still confused by the quarterly billing, please contact our new accountant whose information is listed below. **Do not email the HOA.**
4. Beginning Oct 1<sup>st</sup>, you will be receiving your Quarterly Billing Statement from our new accounting firm, **The Bottom Line Bookkeeping**, owned by Eric Peterman. He is located at 1699 Oak St., Eugene, OR 97401. He can be contacted at 541-484-7394 or [boline2@concentric.net](mailto:boline2@concentric.net). The contact information will be on your statements as well. The board decided to migrate the HOA's accounting needs to this new firm due to Penny's departure from the board. Our previous company wasn't as comprehensive.

**5. \*\*\*Please make all Dues checks out to EVVHQA and do the same for Online Bill Pay through your banks. You will need to update the mailing address to: The Bottom Line Book Keeping 1699 Oak St. Eugene, OR 97401. You will still be able to drop your payment off at First Community Credit Union by giving them your Lot number. DO NOT MAIL PAYEMENTS TO THE HOA P.O. BOX.**

**6. After consulting with Legal Counsel on the HOA By-laws, the Board voted to hire a Management Agent to carry out the bulk of the HOA business. We decided to take this step due to the lack of new volunteers, despite all our appeals. Several board members have served on the board for 3-4 years, with no replacements in sight. The HOA is a non-profit business that needs to be run correctly for the benefit of all the residents. I stepped into the President's position vacated by Tim Fox, about 3 years ago. It has taken me over two years to understand the complexities of the position. I agreed to continue to serve, if I was hired the Management Agent for the fiscal year running from March 1<sup>st</sup>, 2017 to March 1<sup>st</sup>, 2018. A legal contract was drawn up, and I will receive a modest salary for working approximately 40 hrs/mo. The subject will be revisited again in March. We hope this move will help to incentivize some one else to take over the position in the future.**

**7. We were contacted by Mel McDougal, owner of the Sport Courts, to let us know Creswell High School wanted to start a tennis team but didn't have a facility to practice on. The Tennis coach requested use of the Sports facility during the year and Mel asked us to support the venture, which we did. The High School has liability insurance in place and have been good stewards thus far. To reiterate: the HOA does not own the Sport Courts. We have a revocable, non-exclusive right to use it and we agreed to pay for the upkeep of the grounds and the facility so that it wouldn't fall into a blighted condition, which it did when it was first built and open to the public. At some point, we will need to control our own destiny and take a vote to purchase the property. We will certainly regret it in the future, if we fail to do so.**

**8. We will likely need to raise the HOA dues in the near future. Our dues have remained the same since 2008. Maintenance costs, etc. have continued to go up and we will need to cover the shortfall.**

**I hope to see you at the annual meeting!**

**Thank you,**

**Lori Eichelberger**

**EVVHQA President**