

Emerald Valley West HOA Summer Newsletter 2018

Greetings Residents New and Old,

I just wanted to give you a few updates and reminders about our HOA:

1. After a spate of vandalism at the Sport Courts and surrounding neighborhood, in December, the board agreed to take additional security steps as a deterrent. The Security Cameras have been upgraded and operate 24 hrs/day. The locking system on all the gates has been upgraded to require a KEY to both ENTER and EXIT the facility. Please make sure you have your KEY with you at all times and that kids are always supervised. SHUT GATES behind you, please!
2. The Sports Courts are owned by the McDougal Brothers, the original developers. We have an agreement to maintain the facility and grounds in exchange for use by our residents and a few others like the Creswell High School Tennis team, as approved the owners and the HOA. The use of the facility is a PRIVILEGE and not a RIGHT. You are responsible for good stewardship of the facility and the behavior of your kids. **You must be a member in good standing, all dues current.** To request a key for your personal use please make an email request to EVVHOA@gmail.com and I will make arrangements to get one to you.



3. Warm weather is RV season. Please remember to follow the HOA rules; regarding parking RVs, Trailers of any kind, and Boats, parking for no more than 48 hours in your driveway or on the street within our HOA. No overnight camping is allowed. Skirting or violating the rules will result in a fine of \$100/day. It is an annoyance and unfair to residents who rightly store their vehicles.
4. Thank you for working so hard to keep your lawns green, gardens weed free, and properties looking so nice. If you are planning on painting or making any exterior changes to your home or removing/planting trees in the front of your property, please submit the proper form to the Architectural Review Committee. You will find the forms on our website at Emeraldvalleyhoa.org under DOCUMENTS. We make an effort to provide a quick turn around on all requests.
5. After receiving approval to remove a tree, you are also required to have all STUMPS ground down or dug out. There are a few residents in the neighborhood who are out of compliance. To avoid fines please take the time to complete the work. You are also required to have at least one tree in your front yard. There is a list of acceptable trees on our website under DOCUMENTS.
6. We began quarterly billing July 1st, 2017 and raised our dues on March 1st, 2018 (the beginning of our fiscal year) to \$70/mo. paid quarterly. The transition for both of these changes went fairly smoothly. When you receive your bill you may pay by check or you can also drop payment off at First Community Credit Union by giving them your LOT number. You can also pay yearly. **ONLINE BILL PAYERS: Please update the mailing address to: The Bottom Line Book Keeping, 1699 Oak St., Eugene, OR 97401. I am still receiving payments at the old PO Box address.** You may contact Eric Peterman at 541-484-7394 regarding any issues with your account. He is very helpful and handles all HOA accounting.
7. Unpaid HOA dues balances of 90+ days will result in a Warning letter of a pending lien being filed against your property. You will be given 30 days to get current. Failure to do so, will result in a lien, in addition to interest, filing, and legal fees. HOA dues are considered Consumer debt.
8. Those of you who live within 100 feet of the 26 lots on Sunday Drive, that our part of our HOA, should have received notification of a Public Hearing on June 21st at 6:30 pm, asking for a modification from attached to unattached units. For those of you who didn't receive notification and you want further information contact the City Planner at mphillips@creswell-or.us.
9. Our Annual Meeting will be scheduled sometime in September or October. You will receive POSTCARD notification a month prior.

Thank you,
Lori Eichelberger
President/Management Agent