



Raining into Spring Newsletter 2019

Spring is almost here and there a few important updates for new and old residents alike.

We had a good turnout for the Fall Annual Meeting and covered several topics. The settlement agreement with Jim Pliska, regarding the 26 lots that he owns and will be building out on Sunday Drive, was finalized in December. We have been told that his builder, Jim Leeper, will be breaking ground in the spring. This is very exciting news and we look forward to seeing the final phase of EVWVHOA built out!

With the addition of 26 new residents on Sunday Drive, and lots being completed on Ironwood Drive, we are informing all newcomers about our Bylaws, CC&Rs, and Quarterly Dues Billing Policy. Over the years this process has become more and more streamlined, with the hope that everyone is on the same page in order to avoid misunderstandings and frustrations.

***Please find enclosed, and pay special attention to, our Updated Quarterly Billing Policy.** The HOA began quarterly billing July 1, 2017, in order to save time and money. We also hired Eric Peterman at Bottom Line Bookkeeping to do the work for us. We have come to realize that there were some misunderstandings regarding our policy that need clarifying. **The intent was to have EVERYONE convert from paying \$70 monthly to paying \$210 quarterly.** Most residents have complied but there are a few that continue to pay monthly. That is partly our fault for not making it completely clear with our bookkeeper. Eric has come to realize that it has created much more work for him having to make multiple trips to the bank and for me, multiple trips to the PO box, as some folks persist in sending payments there instead of to Bottom Line Bookkeeping.

That said, beginning with the April 1, 2019 quarterly billing, you are required to make the full quarterly payment of \$210 on the 1st and no later than the 10th of the month of each quarter (i.e. January 1st, April 1st, July 1st and October 1st of each year). If you fail to do so, you will be charged 12% interest per year (1% per month), subject to the 10-day grace period, retroactive to the first day of the quarter. **Please read the enclosed policy regarding accounts more than 90 days in arrears and all the fees associated with subsequent lien actions.**

All members are encouraged to set up an auto pay function either with a credit card or bank account that makes payments directly to the bookkeeper, in the name of Emerald Valley West HOA. That way, if you're out of town, on vacation, or ill and cannot personally make the payment in a timely manner, the payment is made for you. If you have questions and need help, you can contact your bank and **or Eric Peterman, Bottom Line Bookkeeping, 1699 Oak St, Eugene, OR. 97401; 541-484-7394. If you haven't already done so, please switch to QUARTERLY PAYMENTS and please send your payments directly to the address above.**

You may also continue to make your QUARTERLY PAYMENTS directly at First Community Credit Union, 168 Melton Rd, Creswell, OR 97426, by giving the teller your lot #. Thank you, in advance, for your timely compliance and understanding regarding the matters raised by this letter.

In other HOA news, our fountained ponds, on Dale Kuni Road, have had an out of control algae bloom due to warmer than normal weather during sunnier months. Fisher Pest Management will be treating the ponds soon to clear up the problem. **Please pay special**

attention to the No Swimming, fishing, etc. signage and keep children and pets away from the water. The vandalism that occurred to the stone arch area over the ponds will also be repaired sometime this spring. The rocks have been fished out, thanks to Kevin Lieblin, who does maintenance on the fountains.

Springtime is also yard and garden clean up time. Please keep in mind that you are required to keep your property in good condition, cleaned up and weed free. Your neighbors will love you for it! If you would like to remove a tree in your front yard, because it's overgrown, diseased or too messy, please email me at evwhoa@gmail.com to request permission, in advance, and also communicate about a suitable replacement.

Most of the homes in the HOA are now more than a dozen plus years old. Many have been repainted. Please survey the condition of your home's paint job and if it's looking faded and/or peeling, consider getting bids now to have it repainted this spring or summer. Please submit paint colors, in advance, using the short form on the website, under the drop down menu "forms" at www.emeraldvalleyhoa.org. This is also a required by the CC&Rs.

I want to thank all the pet owners, in the HOA, for leashing, cleaning up after their pets and using the green waste receptacles. It has made a big difference. Also, be aware that you are required to keep your cats contained, rather than roaming free through the HOA. I've received complaints regarding neighborhood cats making themselves at home on other people's lawn furniture and in garden beds. Please work this out with your neighbors and be considerate.

Thank you and if you have any questions please email me at evwhoa@gmail.com.

Sincerely,

Lori Eichelberger
President

Updated Emerald Valley West HOA Quarterly Dues Billing Policy Effective: April 1, 2019

1. Quarterly dues are billed at a rate of \$210. In other words, a quarter's worth of assessments are due January 1, April 1, July 1, and October 1 of each year.
2. The Quarterly assessment of \$210 is due on the first day of each quarter, on the first day of each of the months noted above and is considered late if received any later than the close of business on the 10th of that month.
3. If dues payment has not been received by the 10th of the month, it immediately begins to accrue interest at a rate of 12% per year (1%

per month). The accrued interest will be backdated to the first day at the beginning of the quarter.

4. **OWNERS** who are 90+ days in arrears will be sent a warning notice of Past Due Assessments, allowing 30 days to get current by making the necessary payments as outlined in the notice. (See section #8 below).
5. If **OWNERS** do not bring their account current by paying all of the amounts owed, by the end of the 30 days, as noted in the warning letter, they will immediately be subject to a lien being placed on their property for the amount owed, in addition to all accrued interest, attorney's fees, filing fees, and recording fees. (See section #8 below).
6. Shortly after, recording and placement of the lien, the **OWNER** will receive notification and a copy of the lien.
7. In order to satisfy and remove the lien, all amounts due and subsequent fees will have to be paid off and satisfied completely.
8. Amounts due, on A Notice of Past Due Assessments for a Lien, that the **OWNER** will be financially responsible for are approximately as follows:
 - a. Past due and owing assessments amount; plus,
 - b. Past due, accrued interest on assessments owed at 12% per annum, 1% per month; plus,
 - c. Notice of Lien recording fee: \$82.00 (subject to periodic changes by Lane County Deeds and Records); plus,
 - d. Attorney fee related to preparation of Notice of Lien: \$135. This amount may vary slightly due to complexity of each lien; plus,
 - e. Surcharge of Recording fee and preparation of Notice of Lien Satisfaction: \$152.00 (subject to periodic changes by Lane County Deeds and Records).
9. **IMPORTANT:** All **EVWHO**A assessments are **REQUIRED** to be paid on a **QUARTERLY BASIS**, in advance, and are due by no later than the close of business on the first of January, April, July, and October. It is strongly recommended that **EVWHO**A members arrange with their banks or credit card companies to set up automatic payments on a **QUARTERLY BASIS**, so that the payments are timely received by **EVWHO**A, by no later than the first day of each quarter. You may contact your bank and or Eric Peterman at Bottom Line Bookkeeping for assistance in setting up such automatic payments: 541-484-7934.

10. **Also: Please mail payments in the name of Emerald Valley West HOA, in care of Bottom Line Bookkeeping, 1699 Oak St. Eugene, OR., 97401. DO NOT MAIL PAYMENTS TO EVWHO P.O. BOX.**
11. **At this time: You will also be able to continue making QUARTERLY PAYMENTS at First Community Credit Union, 168 Melton Rd, Creswell, OR 97426. Please provide your lot number with your payment.**
12. **Any questions: Please email me at evwhoa@gmail.com**

Thank you,

Lori Eichelberger
President