



Emerald Valley West HOA Summer Newsletter 2019

Hello Residents,

I have a hand full of items to catch you up on, including the date and location of our annual meeting. I will try to keep it simple and we can go more in depth at the meeting. If you are unable to attend and you have questions about anything I've covered, please feel free to email me at evwhoa@gmail.com.

- **Annual meeting:** The meeting is scheduled for September 7th, 10 am, at the covered structure behind the tennis courts. We will have a couple of picnic tables set up, but feel free to bring folding chairs. The parking lot will be open if you need to drive over. The meeting shouldn't last longer than an hour.
- **Dues:** Thank you for taking the time to update your online banking and making your checks out to EVWHOA. We've had to send out a few reminders to folks, that we can't cash the checks if they are made out to Bottom Line Bookkeeping. If you have questions please contact Eric Peterman at 1-541-7394.
- **Landscaping reminder:** Thank you for keeping your lawns and beds watered, mowed and weed free. Please make sure that all shrubbery and plants are kept trimmed back from the sidewalks and tree branches aren't hanging low, causing people to duck. If you have a tree that blocks a streetlight, please cut it back so folks can safely navigate at night without falling. Also, issues regarding encroachment over back and

sidewalls between neighbors need to be worked out as amicably as possible. This is a civil issue between homeowners, not an HOA issue.

- **No Burning of yard debris:** This should go without saying, it is NOT allowed within the city limits and is especially hazardous during fire season. This has already happened in our HOA. If you see this happening please report it to the Fire Department.
- **Wild boundaries:** The HOA was constructed in the middle of a swamp and has many wild boundaries that butt up against protected waterways and green ways with strict rules about what can and can't be done. We are allowed to maintain our landscaping with certain setbacks.
- **Sunday Drive lots:** The HOA finalized a settlement agreement with Jim Pliska at the end of 2018 and we were assured the 26 lots he owns would be built out quickly. However, my most recent conversation with him confirmed that the project now does not have a starting date, nor has his builder submitted any plans to the City of Creswell. I will let you know if that changes.
- **Algae over growth in Pond:** It has been a real struggle the last couple of years to control the algae overgrowth in the pond, despite an expensive ongoing treatment schedule. This is mostly as a result of the warming of the planet and also from cross contamination from other bodies of water in the area, like Garden Lake. The water fowl carries it on their feet, making the abatement even more difficult.

Kevin Lieblein, Rexus Pond Expert, recently informed me that the pond has reached a tipping point and has become unsustainable. None of the treatments have lowered the algae counts at all. We discussed draining the pond, but he said it wasn't possible to power wash the liner because it's full of gravel on the bottom of the pond. And, even if it could be done, it would be very expensive to haul away the sludge and the water would turn green again within two weeks time. His information is based on experiences of other similar ponds where that was attempted without success.

His advice is to convert it into a bio swale with native plants and possibly a low maintenance circulating fountain or two. I will be meeting with another Rexus expert to find out what the cost would be of such a conversion. We won't make any decisions until we have all the information. Hopefully I will have more to share at the annual meeting.

Thank you and hope to see you at the meeting,
Lori Eichelberger