



## **Emerald Valley West HOA Winter Newsletter** **2019**

As we are nearing the end of the year, I want to take this chance to catch you up about some exciting news and other updates that have occurred since our annual meeting in September.

**Board members old and new:** Hal and Elaine Ingram, along with Stewart and Bonnie Samuels have submitted their resignations to the board effective 12/31/19. Their resignations have been accepted and I want to personally express how grateful I am for all their hard work and assistance during some very big transitions for the HOA.

Sandra Gainor and Marney Weatherly will be joining the board as new board members at the first of the year 2020. Welcome! If there is anyone else who is interested in possibly participating as a board member, please contact me at [EVWHOAGmail.com](mailto:EVWHOAGmail.com).

**Proud new owners:** Prior to the annual meeting the HOA was deeded the triangle, treed lot to the north of the pond, that borders the sidewalk on Dale Kuni Rd. The McDougals said it was an oversight and should've been part of our green space.

On September 17, 2019 we also purchased and recorded the deed for the Sport Courts Complex and the lot to the north of it, the airport easement. We are very excited to finally be controlling our own destiny and to know that all the funds that have gone towards the landscaping and maintenance, \$250,000+, will not have gone to waste. Our biggest concern over the years was not knowing if an outside party would buy the facility, which would limit our ability to prevent it from being blighted and vandalized, which would impact all our property values.

The good news is that all of our property values are enhanced by the HOA being able to control and care for all lots with in our boundaries, for the first time. Every realtor I've talked to, say that access to the Sports Complex is a big selling point. So, even if you don't personally use the facility, you still benefit.

We will continue to host the Creswell High Tennis Team in the spring, and Bob Reed's Saturday morning tennis and Pickleball program in the summer and fall. We will also be open to hosting other community events as time goes by.

*Expenses:* With the acquisition of these three new properties come the added expenses of repair and maintenance. We will be budgeting accordingly. We will also need to prioritize the projects according to urgency and liability issues.

Sperry Tree service has already been on sight, at the lot paralleling Dale Kuni Rd., to remove dangerous limbs, limb up, clear brush and blackberries from the base of the trees, and remove as much dead wood as possible to make it easier for who ever we hire to mow the lot.

We've also hired Steve's Masonry to repair the extensive damage to the retaining wall and perimeter fencing at the Sport Complex.

The work should commence in a month or so and will cost the HOA \$14,000.00 out of our infrastructure budget. Fortunately this contractor guarantees his work.

We also received a bid to finish the two bathrooms. That bid came in at about \$10,000.00, so we've decided to put that off until we can replenish our infrastructure budget.



\*The original fence contractor, who we have no recourse with, bored through the cap of the retaining wall to insert the metal fence posts down into the first level of the cinder block and then sealed the space between the post and block with some kind of material that ended up failing. The result is that water has gotten into the spaces around the posts and during freeze thaw cycles have caused the cinder blocks to crack and disintegrate. Most of the posts are affected. One interior section of the fencing has already collapsed. So, we put this project at the top of our priority list. We want to get it repaired before we have any severe liability issues and before the damage is more extensive and expensive.

**Pond update:** Kevin Leibline, Rexius pond expert, attended our annual meeting to talk about the pond treatment strategy to combat the algae overgrowth. (It was decided that converting the pond to a bio-swale was simply too expensive at over \$90,000.00.) He talked about lowering the level of the pond in order to treat a smaller volume of water, saving on the expense of algaecide and Phosloc, and then refill it from the well that services it.

But, just prior to implementing the plan, the well was tested at the behest of the chemical company, and it came back that the phosphorus levels in the well water were very high at 500/mil. 40/mil is normal and the levels in the pond were down to 200/mil after the treatment last spring. Phosphorus and nitrogen are what the algae feed on. So, it made no sense to lower and refill the pond. This whole area used to be dairy farms and the well water was likely contaminated by farm use. That combined with other environmental factors have created the need to ongoing treatment.

Fisher Pest management is in the process of treating the pond again. The fountains will be off and on during the process.

**Mowing of lots:** We will be responsible to mow the big lot to the north of the Sports Complex and the treed lot a long Dale Kuni Rd., once a year before the June 15<sup>th</sup> deadline. Nadine at McDougals

said they typically paid \$8-900. for the airport easement lot and slightly less for the tree lot. At least initially, we will probably only be able to afford to mow once a year, though Rexius will maintain the sidewalks to keep them clear of brush and blackberries.

\*For St. Andrews loop residents, just a reminder: please do not encroach any further than you already have, out side your back fence lines. Also beware that you could be asked to remove what you've already placed on the airport easement lot that is now HOA land, if it becomes a maintenance issue.

**Notice of HOA April 1<sup>st</sup>, 2020 Dues Increase:**

At the annual meeting a resident asked if a dues increase would be forth coming, given we were in the process of acquiring the new properties. The answer was yes. After speaking with the bookkeeper, he concluded that we could probably get by with raising the dues by **\$10 mo.**, which would bring the dues to **\$80 mo., \$240/quarterly**. We want to keep the dues as affordable as possible and still meet our financial commitments.

This would allow us to replenish our infrastructure budget by \$1,000.00/mo. and have \$5000.00 left over for other expenses.

The bookkeeper also suggested waiting until the April 1<sup>st</sup>, 2020, second quarterly billing, to implement the change in order to give residents the chance to make changes to online banking and to adjust budgets.

Please mark your calendars accordingly. You will also receive a reminder of the dues increase with the Jan. 1<sup>st</sup>, 2020, first quarter billing.

**Capital improvements/beautification projects:**

Due to needing to remain fiscally conservative for a couple of years, in order to replenish our coffers, we do not have any immediate plans for any other improvements. That does not mean that we won't take into consideration ideas that residents are interested in seeing come to fruition as some point in the future. Please be patient and understanding. It will ultimately come down to the budget.

I know this is a lot of information to convey, so if you have any questions please feel free to contact me.

Thank you,

Lori Eichelberger  
President  
Management Agent