

## Emerald Valley West HOA Spring Newsletter 2020



Spring is a time of renewal yet, we are living in unprecedented times and it's important that we continue to support everyone in our neighborhood by lending a hand and by being understanding. Please let us know if you need any special assistance during this time by emailing [EVWHOA@gmail.com](mailto:EVWHOA@gmail.com) or calling 541-357-8124.

Running an HOA can be challenging at times. We are only as good as our most current information and we periodically get surprised, multiple times a year, by things we didn't know or realize and then need to make adjustments. When we are conveying new information, in a flyer, a newsletter, or annual meeting, please remember we are the messengers and we are doing our best to make things run smoothly. We always appreciate your input and insights.

Updates and new information:

1. **Property tax appeal win!**--The HOA was successful in our property tax appeal, by attorney David Carmichael. The assessed tax value of the Sport Courts Facility and large vacant lot to the North (airport fly over easement area), went from approximately \$626,635.00 down to \$85,000. That will result in a sizable reduction in the property taxes on those lots. Our attorney was able to prove, with extensive documentation, that those lots were always part of EVWHOA and enhanced the value of our homes. He argued that we were being taxed twice and the Judge agreed. The tax reduction can't be adjusted for 5 years when it might possibly be reassessed, though unlikely. However, future board members will need to keep an eye on the 2025 tax bill!

2. **EPUD mystery solved--** In January, we were contacted by EPUD because they noticed an uptick in energy usage on one of the electric meters in our name. After much back and forth, it turns out the HOA had been paying for an electric meter that was located in the parking lot of the golf course and serviced a pump that went to the wastewater treatment plant. For some reason, Robert Grand, our first president incorrectly agreed to have the HOA pay for the meter, beginning in 2011 when the golf course was sold. It was likely a misunderstanding due to non-verification. As a result, we refused to be responsible for the meter any further, and happily all the charges were reversed and refunded.
3. **Proceed with caution--** You may have noticed that several sidewalk sections, a long Emerald Parkway and vicinity, have been marked with Red and White paint to alert pedestrians to the hazardous raised sections, mostly caused by tree roots. We had always been told that the City of Creswell owned the sidewalks on the main streets, but not in our green spaces. It was brought to our attention by Cliff Bellew, city maintenance manager, that there is an ordinance stating adjacent property owners are responsible for all repair and maintenance of said sidewalks. Therefore, it has become a necessity to have those sections repaired. We have contracted with Empire Concrete Cutting Co. and they will be making the necessary repairs once the weather is favorable. Hopefully, by the end of May. Until then, please be cautious when walking in those areas, as we don't want anyone to get injured.
4. **MOW MOW MOW your lots--** Mowing of all vacant lots needs to be completed by June 15th. If not, the city compliance officer will be contacting owners of lots and will ultimately mow the lots, if need be, and bill the owners. The wild vacant lots the HOA owns to the north of the Sport Courts and to the north of the pond on Dale Kuni Rd., will be mowed before the deadline, once the rain stops.
5. **Exercise and social distancing--**Use of the Sport Courts by families has been steady, especially with kids being out of school. Please continue to use social distancing and limit use to small familial groups within the HOA. Please remember to clean up after your dogs if they accompany you.
6. **Saturday morning tennis program--**Governor Brown has authorized, in the phase 1 reopening plan, sports like tennis as long as safety measures and precautions are in place. Therefore, Bob Reed, will resume the Saturday morning tennis program at the Sport Courts, dependent on dry weather. If you will like to participate please call Bob at 1-541-543-4245.

- 7. Reserve study pending-- An updated Reserve Fund study will be done once the sidewalk repair work is completed. After consulting with a firm that specializes in such studies, it was pointed out that what we were told was a Reserve Study, given to the first Board at the turnover meeting in 2008 by the McDougal Brothers who were the developers, was in fact a pre-reserve study. So, unfortunately, the HOA has been led astray and that will be remedied shortly. It is not unusual for an HOA to be out of compliance in some areas but we are making it a priority to get our affairs in order, now that we've taken care of some of the bigger issues that have plagued us in the past. The new Reserve Fund study will give us a very clear picture of what our future financial obligations will be in regards to repair/replacement of our infrastructure. We will likely have a little catching up to do and will have to budget accordingly and frugally the next several years. The Villas HOA at the golf course went through the same thing a couple of years ago and they are a decade older than EVWHOA. They also had McDougals as developers. Now they are back on track and we will be too!**
- 8. Let's vote! July 1st deadline for declaring candidacy-- Another area where we have been out of compliance has been with bi-annual elections of board members. The very first board was elected and after that they struggled to get enough interested members to participate and fulfill the quorum requirement. So, out of necessity people were appointed or volunteered. Our bylaws call for 5 board members, in the past we've had more, as a stop gap measure for our members who travel extensively or go away in the winters. The bylaws also explain that every two years, three of the board members' terms would end, and then two years later, the remaining two board member's terms would end. That way, there would always be members on the board who would be familiar with what was going on. At Least that's the hope! The bylaws also state that a 50% quorum is required for voting purposes. But, after consulting with an attorney at VFLaw, who specialize in HOAs in Oregon, it was pointed out that Oregon PUD HOA law only requires a 20% voting quorum and that it trumps our bylaws. His suggestion was to move forward with elections this fall, with 4 members terms ending: Lori Eichelberger, Daniel Mills, Larry Parlette, and Jean McKittrick. Then in order to get back to the required 5 member board, open elections will be held for 3 open positions.\*If you are interested in running for election, please email [EVWHOA@gmail.com](mailto:EVWHOA@gmail.com) and throw your name into the ring, no later than July 1st. Only one member per household may serve on the board at any one time. Past board members may also run for re-election. In August, a notice will be**

sent out for the annual meeting in September, which will include stamped postcard ballots that we encourage everyone to take the time to fill out and drop in the mail. Hopefully we will be able to hold our annual meeting in person, outside with social distancing.

9. **No yard signs--** Speaking of elections, we are in the 2020 election cycle, and just as a reminder, election signage is not allowed. The only signage allowed in yards is For Sale signs.
10. **Taking out the trash--** We also want to thank everyone for adjusting to the change of placing garbage cans and recycling bins, in the street, curbside. It was brought to our attention that pedestrians and residents in wheelchairs had been unable to navigate safely on the walks on trash day. After consulting with Sanipac and the City of Creswell, the ordinance was clarified that the sidewalks are to be clear at all times. Pedestrians have the right of way and we want our neighborhoods to be ADA compliant and accessible. This falls into the category of things we didn't know but now we do.
11. **Board members from afar--** We currently are not holding any board meetings in person, for safety reasons. But we are still communicating via phone and email. We've decided not to be too overly ambitious for the next several months, other than to accomplish the items previously outlined. We are having to adjust to the fluidity of the times and remain flexible.
12. **Hip Hip Hooray!--** Many things have been shut down and postponed due to the pandemic, including my hip replacement surgery, which was subsequently rescheduled 5 weeks later. I will be going into Slocum for day surgery, May 19th, and will come home with my new hip. I will continue to check my emails and be available by phone to conduct HOA business. I thank you in advance for your patience and understanding.

Thank you,

Lori Eichelberger  
President