

Emerald Valley West Homeowner's Association

Welcome Packet

Welcome to the Emerald Valley West subdivision, a beautiful neighborhood located near the Emerald Valley Resort and Golf Club in Creswell, Oregon. Our neighborhood is comprised of approximately 125 homes, and each homeowner is part of the Emerald Valley West Homeowner's Association (HOA), which has a five-member volunteer board of directors. The board oversees the management and administrative needs of the neighborhood, including the HOA budget.

You can find a copy of the HOA Covenant, Codes and Restrictions on our website: Emeraldvalleyhoa.org. Look under the "Documents" drop down menu. You can find additional information by browsing the other menus as well.

In addition, the following information about the neighborhood is provided to you to help you settle in to your new home.

DUES: Every quarter, you will receive a dues statement from the HOA. Your dues are used mainly to pay for landscaping and maintenance of the HOA's common property. An annual meeting takes place each year to keep HOA members informed about a variety of topics related to the neighborhood. The HOA also produces a newsletter several times a year with helpful information.

SPORTS COMPLEX: We are fortunate to own a wonderful sports complex in our neighborhood and we hope that you enjoy it. A private entity owns it and we are allowed to use it in exchange for upkeep and maintenance. Due to liability issues and expensive damage that was done to the complex in prior years, the sports complex is available for use by homeowners and your supervised guests. You are responsible for the conduct of your guests. Please do not allow people who do not live in the neighborhood access to the complex. Keys to the facility are available upon request, by email: evwhoa@gmail.com. When leaving the complex, please dispose of your trash properly and ensure that the doors to the complex are closed. Thank you in advance for your help in managing this neighborhood asset.

PONDS: The ponds located near the back entrance to the neighborhood are maintained by the HOA and provide added beauty to our natural surroundings. Please do not swim or fish in the ponds, and please keep a watchful eye if your children are playing near the water. The water is treated with algaecides and other products.

PETS: Pets are welcome in the neighborhood, but please keep your animals on a leash when walking them in the common property. Each owner is responsible for cleaning up after his/her pets. For your convenience, plastic bags are placed along the walking paths. Please make sure your fence lines are secure and pets can't escape.

HOME IMPROVEMENTS: Before making any improvements or changes to the exterior of your home, please note that there is an architectural control committee that must review your plans. The purpose of the committee is to preserve the unique natural surroundings, style and quality of the neighborhood. If you need to submit plans to the committee, an application is available online at www.evwhoa.org. You must also ask permission before removing any large trees from front yards.

RVs: Many of our homeowners have recreational vehicles (RVs). All recreation vehicles must be stored in garage-type facilities so that they are concealed from view. A homeowner may apply for an exception to this rule from the HOA to house an RV outside his/her home for up to one week. In addition, utility trailers are permitted for up to 48 hours to allow a homeowner to do work on their property. There is a daily fine of \$100 for non-compliance.

If you have any questions, our volunteer board members are happy to help. Please email evwhoa@gmail.com or visit the Emerald Valley West HOA website at www.emeraldvalleyhoa.org.

Welcome to the neighborhood. We hope you enjoy living here.

Please provide the following contact information:

Name _____

Address _____

Phone numbers _____

Email _____

Please sign below indicating that you've read this welcome letter and have familiarized yourselves with the information on the website, including the CC&Rs.