

# Emerald Valley

# West HOA

## Spring into Summer

## Newsletter

### **Please Note Important**



### **Election Information:**

## **EVW HOA Board Candidate Submission Deadline is August 1st**

Greetings Residents! It's so nice to see everyone out and about, safely out of pandemic hibernation, and into sprucing up your homes and yards.

1. **ARC:** As a reminder, if you are making any major changes to the exterior of your homes, including painting or construction of any kind, or major changes to your landscaping, including tree removal/tree planting, please submit your changes to the Architectural Review Committee. The easiest way to do that is to use the "short form" under documents on our **website: Emeraldvalleyhoa.org** and either scan/screenshot completed form and any pictures to our email at [evwhoa@gmail.com](mailto:evwhoa@gmail.com). We make a point of turning around all requests very quickly. Also, email any questions regarding the process.
2. **TREE REMOVAL:** Once you've received approval to remove a tree, please also plan on replacing it with a tree from the approved list on the website. Though the original developer required two trees in front yards, we have reduced that requirement to just one as most front yards are pretty small.
3. **STUMPS:** You are also required to remove all stumps from your front yards, as they are unsightly and can be a tripping hazard. Please contact Oregon 811 Locator Services, to locate all underground utilities, prior to either grinding down the stump or having a contractor do the work for you. Locator service is a free service.  
**Contact them via their webpage [digsafeoregon.com](http://digsafeoregon.com) or call their information line: 1-800-332-2344.**
4. **ANNUAL MEETING:** will likely be some time in September or early October. You will receive 30 days notification prior to the meeting date.
5. **BOARD ELECTIONS:** We will be holding Elections for two open positions on the EVW HOA Board. **Please submit your candidacy via email: [evwhoa@gmail.com](mailto:evwhoa@gmail.com) by no later than August 1st.** Only one resident per household can serve on the board at a time. We encourage all residents to consider joining us! We will be voting via mail-in ballots that will go out with the annual meeting announcement. Last year the process went very smoothly and most residents participated.

6. **NO UPDATES ON FEMA PROPOSED FLOOD PLAIN MAP:** FEMA is required to notify all impacted residents and hold a public hearing. Upon speaking to the city planners of Creswell and Cottage Grove, they recommended holding off on considering having your lot resurveyed and going through the LOMA review process to possibly have your property removed from the 100 year flood plain. If you go through the process, expense, prior to the new map being implemented you'll have to repeat the process again. If you haven't checked out the proposed changes yet online, you may want to. The majority of our HOA now appears to be in the 100 year flood plain, with some in the 500 year flood plain. **The website is: fema.maps.arcgis.com.** Put your address in at the top of the page and you will see a split screen with the old map on one side and the proposed map on the other. At this point there is no requirement to get flood insurance. Once the map is implemented, if you have a mortgage on your home you will likely be required to have flood insurance. At the outset, FEMA will offer insurance at a reduced rate, but you can also shop rates with other insurers as all flood insurance is federal flood insurance. The rates can change over time.
7. **COMPLETED MAINTENANCE AND INFRASTRUCTURE PROJECTS:** Chip sealing asphalt parking lot surface, repainting parking lot gate, removing dead, overgrown, diseased plant material including grasses, shrubs and trees, removing noxious weeds/blackberry thicket and grinding down stumps in field north of sport courts for ease of seasonal mowing which is slated very soon, applying beauty bark to beds, and installing dog waste station on corner of Greenbriar and Emerald Parkway.  
\*\*Unfortunately our viburnum shrubs, and others, have been dying off due to a naturally occurring fungus in the soil called Verticillium Wilt, that can affect over 350 plant species. It is very difficult to treat and usually kills the shrub. We've lost a handful to date.
8. **TENNIS TEAM:** We hosted the Creswell High Tennis team practices and games again this year. This has been a very popular outreach program with the community. The season has ended. Thank you all for sharing!
9. **ROBERT REED TENNIS COACH:** has decided to take a well earned break from teaching recreational tennis programs in and around Eugene/Springfield and at our facility in Creswell. So as of now, there is not an organized Saturday morning tennis program. We will let you know if that changes.
10. **DOG CONTROL:** Residents are required to keep pets leashed and under control at all times. Unfortunately, some residents have reported dog attacks and expensive vet bills. It is important to have a safe place to walk and recreate with our pets. If you're having problems you can also contact the **City of Creswell Animal Control Department at 541-895-2531.**

If you have any questions or concerns related to our HOA, please don't hesitate to email me or if you see me out and about digging in the dirt, you can run it by me!

Thank you,  
Lori Eichelberger  
President