



EMERALD VALLEY WEST HOA NEWSLETTER

SUMMER INTO
FALL 2021

ANNOUNCING
ANNUAL MEETING
AND ELECTIONS

GREETINGS RESIDENTS! I hope you and your gardens are managing during the excessive heat we've been experiencing. These past couple of years have really tested our metal and hopefully we will all emerge with renewed resilience with which to navigate our lives and the future of our HOA.

- 1. ANNUAL MEETING:** Scheduled for **Saturday September 11, 2021 at 10 am**, located at the covered area behind the Sport Facility on Emerald Parkway. Some seating is available, but it is a good idea to bring your own as well. Parking lot will be open for closer access for residents who need it. The meeting will be run as an official Board Meeting following Robert's Rules of Order. There will be a Public Forum, following the minutes, with questions and concerns being limited to 3 min. each. We hope to keep the duration at about 1 hour and we appreciate your help with keeping it on track.
- 2. ELECTIONS:** **There are two open Board positions, please vote for two members on the enclosed post card and drop it in the mail by the September 1st, 2021 deadline.** We had a great voting turn-out last year, 75 ballots returned, and I hope that is the case this year. We will introduce our newest Board Members at the annual meeting, if they are able to attend. Thank you for participating!
- 3. ASKING FOR TOLERANCE:** The topic of flying flags in the HOA landed in my mailbox recently. It could be a touchy subject for some and I will do my

best to be as diplomatic as possible. I don't want to shame the resident who wrote to me any more than I want to shame anyone displaying any of the different kinds of flags I've seen in our HOA.

As long as I've been a resident, eight years, there has been an understanding that political signage, of any kind, is not allowed. I'm grateful that all residents have been respectful in that regard as politics are a highly charged subject, especially these last few election cycles.

Section 8.5 of our Declarations state: Signs. Except as otherwise provided in the declarations, no sign or advertising posters of any kind shall be permitted on any lot or maintained upon any part of the Property, except identification signs installed by the Association. After the initial sale, all identification signs, unless provided by the Association, must be approved by the Board before installation.

There isn't any mention with regards to flags displayed on poles in yards or on houses. My neighbors fly the American flag. I grew up saying the Pledge of Allegiance and singing all four verses of the Star Spangled Banner through elementary school. So, I respect the flag but choose not to display it currently, because I feel it has been co-opted by forces like the ones that stormed our Nation's Capital. I may not always feel that way. OSU Beaver flags also make me cringe given I've been an Oregon Duck fan since 1976, when I first attended the University. My eldest daughter happens to be gay. I love her and support her and anyone who chooses to fly a rainbow flag. In and of itself, the rainbow flag is not political, even though it has been politicized and weaponized recently.

My point is that we may or may not agree with or like the flags that our neighbors are flying but I hope that we can grow to tolerate our rich and varied differences in outlook and beliefs, especially in these divisive times.

4. **CLARIFYING ARTICLE 7.8 of BYLAWS: FINES.** The Board of Directors may, after written notice and an opportunity to be heard, levy reasonable fines for violations of the Declarations, Bylaws, and Rules and Regulations of the Association, provided that fines levied are based on a schedule previously adopted by Board resolution that is mailed to the mailing address of each Unit or mailed to the address designated in writing by the owner(s).

*During the June 29th, 2021, the Board unanimously voted to adopt a resolution which would clarify the current Graduated Fine Schedule as follows:

GRADUATED FINE SCHEDULE

FIRST OFFENSE: Warning letter sent to resident regarding infraction.
Letter will be time sensitive allowing 1 day to 30 days for compliance before fines commence depending on the nature and urgency of the infraction.

SECOND OFFENSE: \$25/day

THIRD OFFENSE: \$50/day

FOURTH OFFENSE: \$100/day

MAXIMUM ACCUMULATED FINE: \$1000/infraction

DUE PROCESS: Residents can request a hearing, via writing, to be heard by the Board. At the time of the hearing the Board will take notes but not dispute claims by residents. Residents will be notified in writing as to the Board's decision in the matter.

5. **FLOCK SAFETY SECURITY CAMERA SYSTEM:** I participated in a Zoom presentation with a sales agent from the company. Their website is: www.flocksafety.com. It was an interesting presentation. They lease high definition, solar powered, camera systems that capture license plate images and upload the information to the cloud for 30 days. The actionable information can be shared with local law enforcement and can trigger Amber Alerts for example and catch thieves/criminals. I gave a presentation to the Board recently. The approximately \$7000/year bid covered 3 cameras, one on each end of our Emerald Parkway Boundary and one at the corner of Dale Kuni and Sunday Drive. I have since realized that Sunday Drive goes all the way through so a second camera on the southern boundary would give total coverage in the HOA. So, the yearly amount would be higher. Even though Sunday Drive hasn't been built out, criminals could still access the eastern boundary of the HOA and the homes there.

The Board opted to table the subject until a later date to give time to present the information to the residents at large and for future budget consideration. It may be a couple of years before we have the needed funds to be able to afford such a system ongoing. *A Flock Safety Representative may be at the annual meeting and could field questions.

6. **CITY OF CRESWELL AIRPORT LIAISON NEEDED:** It has been brought to my attention by a resident ,who is a pilot, that it would be a good idea to have a resident act as a liaison for the HOA by attend their quarterly meetings to represent our interests, given our close proximity to the airport. Until recently, only small planes/jets have been hangared at the

airport but a helicopter has recently taken up residence. In general, helicopters tend to create more noise for longer periods of time when flying low over residential areas. We may want to ask for limits as to time of day/night that training exercises could be run, etc. **IF ANYONE IS INTERESTED PLEASE EMAIL ME: evwhoa@gmail.com.**

7. **CURRENT POND INFRASTRUCTURE MAINTENANCE:** The pond maintenance is always ongoing. After last fall's clean up of boggy sections on each end of the pond, removal of other invasive plant species, and the clean out of the recirculation intake and output grates, the overall water quality of the pond has been better than in the past. However, the phosphate levels remain high, due to the well water being the source of the contamination. Even with higher than normal outside temperatures the excessive algae blooms have failed to materialize and therefore may not require expensive water treatment abatement. That could save the HOA several thousands of dollars this year.

Several GFI breakers and other breakers have been replaced that control the fountains and replacement lights have been ordered. The float that controls the water level in the pond became corroded and ceased to function properly. Those parts have also been ordered and will be installed. If you check the Emeraldvalleyhoa.org webpage, you will see a photo of the pond is the new masthead picture, as it highlights the beauty of the HOA.

8. **LEAVES AND YARD WASTE CLEAN UP:** As a reminder, please do not blow yard debris onto the sidewalk or street areas without sweeping it up and disposing of it properly. You are responsible for all the clean up! In the fall, the City of Creswell will do curbside pick up of leaves, but only if they've been bagged and the city is notified of the need for pick up. It is against city ordinance otherwise, and results in clogged street drains and debris being blown into neighboring yards. Please be considerate.
9. **RESURFACING OF SPORT COURTS:** Reserve funds are accumulating and we hope to have all the courts resurfaced in the next couple of years. New lines, crack repair and new nets will be part of the package. The tentative bids have come in at approximately \$45,000, though it could go up. Last fiscal year, we were able to deposit a little over \$20,000 into reserves. The Reserve Study, that was completed just after the first of the year, suggested a minimum of \$21,000 be saved each year and we are on track with automatic monthly deposits.
10. **PLEASE VOTE AND I HOPE TO SEE YOU AT THE ANNUAL MEETING!**
Thank you, Lori Eichelberger, President