



Spring into Summer EVWHO A Newsletter

June 7, 2022

Hello everyone, new and established residents! Life is beginning to go back to normal after a crazy couple of years. Even the Osprey were attempting to rebuild their nest atop the light pole at the Sport Courts, after the interloping geese took it over and broke it. The mother Osprey was very diligent in her efforts but there hasn't been any evidence of nesting behavior recently. It may not work out this year but they'll probably try again next year. That's life in a nutshell.

Here are the dozen or so important updates we have to share with you:

1. **HOA BOARD ELECTIONS:** The board positions are partially turned over every year, 3 positions one year followed by 2 positions the following year, alternating years. This year, 3 positions are open and will be voted on via mail-in ballots that will be sent out in August, along with the Newsletter announcing the Annual Meeting to be held sometime in Sept/Oct. Date to be determined.

All three incumbents, (Lori Eichelberger, Daniel Mills, Kirk Garner) have decided to run for re-election, after realizing the importance of having an experienced Board, 13 years between them, to keep the business of the HOA running smoothly.

Any other residents, in good standing, who are interested in tossing their hat into the ring, please email evwhoa@gmail.com to confirm your intention. ****Even if we've already had this conversation in the past.*** Please include your name and address.

The deadline for submission is August 1, 2022.

2. **HOA LEGAL COUNSEL:** Dale Riddle has graciously agreed to fill in as the HOA Interim attorney and will make recommendations for future representation, following the retirement of George Derr. Dale is one of our residents, so please respect his privacy and do not approach him regarding legal issues. All matters must be filtered through the board.
3. **BANKING;** With the closure of the local branch of First Community Credit Union, HOA banking has been transferred to Washington Federal in Eugene. Do not contact WAFD directly regarding banking issues. Please contact Eric Peterman at Bottomline Bookkeeping for Dues related account questions. 1-541-484-7394 or eric@boline2.net
4. **WE OWN IT FREE AND CLEAR!:** The \$25,000 loan, from resident Dennis Eichelberger, that helped to secure the purchase of the Sport Courts and the lot to the north of it has been paid off completely as of March 1, 2022. We appreciate Dennis's support of the HOA and all the volunteer hours he puts in taking care of projects around the HOA like tree trimming, emergency sprinkler repairs, rock wall repair, etc. You might recognize him as the white haired fellow with the oversized mustache.
5. **RESERVE STUDIES:** The first onsite reserve study was completed last year, followed this year by an annual offsite reserve study, which will function as a budgeting tool for the board to keep infrastructure projects on track.
The biggest project that is looming is the resurfacing of the Sport Courts. That is slated to be completed following the Creswell HS Tennis season, next spring 2023, weather permitting. The surface has degraded greatly and we can't put it off any longer. We will have the necessary funds by then. We were able to install new nets recently, so enjoy!
6. **POND WATER FEATURE:** Two new fountains were purchased after one failed completely. They had been in place for almost 20 years, so it was time. A new pond water level float was also installed after the old one corroded. The new one is made from PVC and should last longer. The pond water will continue to be tested and treated to control algae growth during the warmer months. ***Please keep children and pets away from the waters edge for safety sake and to reduce exposure to the chemicals used to treat the water.**
7. **SECURITY CAMERAS:** After consulting the local Lane County Sheriff's department, regarding crime statistics for our neighborhood over the last year, the board opted not to move forward with a license plate reading security camera system, like Flock Safety, that was introduced at the last annual meeting. The report indicated that most perpetrators entered the area on foot or via bicycle and mostly resulted in theft from cars that were left unlocked. There haven't been any smash and grabs. Some personal property left unsecured on porches/front yards has gone missing. There has also been an occasional call due to phone fraud. The Sheriff's recommendation was for individual homeowners, who were concerned about theft, to install their own camera systems and point at least one of them at the street.

8. **MOWING OF EMPTY LOTS:** It's that time again and with all the spring rain this year the grassy lots have really gotten overgrown. According to the City of Creswell statute on noxious weed abatement, all lots within the city limits must be mowed from June to September. You will likely receive a notice from the city soon saying as much. Please make arrangements to have your lots mowed and be courteous enough to clean up the debris from the street and sidewalks in the area so the weed seeds don't invade your neighbors yards. The big wild lots that are within our common areas are slated to be mowed within the next couple of weeks as soon as they dry out a little.
9. **APPEARANCE OF LOTS:** You are required to keep the appearance of your landscaping weed free, mowed and kept up. *Please survey the front edges of your landscaping bordering walkways and pedestrian thoroughfares, and trim any shrubs/trees and ground cover that protrude into those areas.*
- If you are considering painting your home soon or making changes to the exterior, please submit your colors and changes via email using the short form that can be found on the web page, emeraldvalleyhoa.org, under forms.
- For front yard tree removal requests, please email evwhoa@gmail.com, describe the tree and what you intend to replace it with. Also, plan on having the stump ground down. If that isn't possible, due to proximity of electrical and other utility boxes, cut the stump flush with the ground and cover it with mulch. *It's a good idea to call the free Utility Locator Service to be safe: 811.*
- Moss removal from tile roofs, cinder block walls and other hardscaping is also recommended on a yearly basis. Over time the moss will degrade those surfaces and it's unsightly. There are several companies that will come out and treat your roof, power wash it if necessary. *The company the HOA uses is: Anderson Janitorial 1-541-606-3333.* They do a good job and are reasonably priced.
10. **PET CONTROL:** Believe it or not, according to the CC&Rs, you are required to keep your pet cat on your own property and not running at large. Enforcement has been a little lax and there have been a couple of trouble makers pooping in other people's gardens, hovering around bird feeders, and annoying pet dogs. There have been a handful of complaints. Time to secure your cats!
- Also, there is a leash law in the City of Creswell. If you decide to let your dog run off leash to play fetch in the common areas, including the grassy fields, you do so at your own risk. We've received a request for signage in those areas due to excessive barking that annoys homeowners and spooks wildlife, but have decided to hold off for now. Please be responsible pet owners, leash and pick up after your pets!
11. **TWO NEW RESOLUTIONS:** Resolutions are a way for the board to clarify Bylaws/CC&Rs. Once they are voted on by the board, they are posted on the HOA web page, Emeraldvalleyhoa.org, under the RESOLUTIONS heading.

CLARIFIED SIGNAGE DISPLAY POLICY FOR THE HOA

1. **NO POLITICAL SIGNAGE** of any kind, including lawn signs, posters or flags, are allowed, no exceptions.

2. The American Flag, and other types of festive, seasonal, celebratory and decorative garden flags are allowed.

CLARIFIED RECREATIONAL VEHICLE PARKING POLICY FOR THE HOA

1. Recreational Vehicles of any kind, as described in Article 1.18 are subject to RV Parking and Storage guidelines as outlined in Article 4.5. In addition, street parking with the HOA and or driveway parking of RVs is limited to 48 hours, for purposes of loading and unloading and maintenance.
2. RVs of any kind, must not block the street or pedestrian walkways with the use of slide outs or due to excessive size.
3. Additional parking time for required maintenance can be requested on a case by case basis by emailing evwhoa@gmail.com.
4. RVs of any kind can not but be used for overnight camping within the HOA.
5. Care should be taken when using electrical cords, hoses, drains, etc., across sidewalks, where they can be tripping hazards. They should be clearly marked. Residents assume all risks for associated hazards.

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 on the matter.

12. **NEW HOMES ON SUNDAY DRIVE:** We are thrilled that the 26 lots on Sunday Drive, that have been sitting fallow for so long, are finally on the verge of being built out by Crosswater Homes! Any interested buyer can have their agent contact the seller's agent, Derek Peterson at 1-503-332-0046 or derek@derekpeterson.com. They will be two story townhome style homes of approximately 1,800 sq feet. New homes will be built out as each lot is sold.
13. **INFORMAL SUMMER TENNIS CLUB FORMING:** The HOA will be hosting, under the guidance of Amanda Lewis Creswell HS Tennis Coach, an opportunity to have fun meeting other enthusiasts and work on your skills. The free program will initially be open to teens and adults. Practices will be held Tuesday and Thursday evenings from 6 to 8 pm, beginning June 21st. Times may shift to mornings in July and August depending on the summer temperatures. Please contact Amanda directly to register: 1-541-246-0927.

Thank you,
Lori Eichelberger, President
Kirk Garner, Vice President
Daniel Mills, Treasurer
Anna Johnson, Secretary
Ron Sammons, Member at Large