



WEST EUGENE VILLAGE

Spring

THE VILLAGE VOICE

2016



President's Message by Mary Abbott

It is spring and plants are blooming in West Eugene Village. It is time for spring lawn activities (see article). It is always good to keep in mind WEV landscaping requirements. Those requirements can be found within this newsletter and the website at www.wevhoa.org on the resources page.

As you may remember, last year the WEV Board spent a great deal of time analyzing our spending and implementing changes that saved the WEV thousands of dollars last year and in upcoming years. Because of these cost savings, we were able to add \$10,000 to our reserve fund in the last quarter of 2015 instead of the usual \$6,000 per quarter.

The WEV Board has been busy working to revise our CCRs. Thanks to members of the committee who repeatedly met to make revisions and especially to Jeff LaCava for getting the documents in good form to send to the attorney. This month, a meeting with our attorney was held to review potential changes and create a timeline for attorney completion of a CCR draft. We will keep you updated on progress.

You may have noticed that we replaced the wooden fence in the park. The wooden supports had begun to rot. The new chain-linked privacy fence has a lifetime guarantee and is reflective of other fencing throughout WEV. Barbed wire was also added to the top of the perimeter fence around the park to discourage non-WEV residents from entering and exiting our park.

During the week of July 11th, contractors will be seal

ing the streets throughout West Eugene Village. As we get closer to the exact dates we will post a schedule of parking and driving restrictions during the resurfacing and the two days following the resurfacing. Also, our annual garage sale is coming up in July, and we will be having a picnic event in the park this summer on August 15. More info in the next newsletter about that event.

WEV Community-Wide Garage Sale

There will be a community-wide Garage Sale on the weekend of July 22nd and 23rd sponsored by the HOA.

The event is open to the public. WEV will place an ad in the local newspaper and place signs out on Terry and Avalon. Residents may display items for sale around their homes, on driveways, porches, decks, garages, etc.

This is an annual West Eugene Village event and usually brings in a lot of lookers and buyers. It's the best time of year to get rid of those 'extra' household items, so we hope there will be a lot of participation. Temporary parking will be allowed during the sale. You do not need to register to participate.

Architectural Committee Reminders

With Spring around the corner, the ACC would like to remind residents that with the holidays passed, it's time to take down any and all holiday decorations and lights.

Please remember lawns must be mowed on a regular basis with the lawn height not to exceed six inches. Owners who fail to maintain their front lawns will be given a seven day warning. If after seven days, if the lawn is not brought up to standards, the Board of Directors will hire a lawn care service to mow and edge the front yard. A fee of \$70 will be added to the owner's WEV association dues account.

As the weather warms up and home projects begin, don't forget to submit your ACC Change Request forms for home projects or landscaping changes. Change forms and ACC approval are required for changes to the exterior of your property, such as changing the paint colors of your home, structural additions and landscape changes. These forms can be found on our website: www.wevhoa.org and should be submitted to the ACC Chair. If you're not sure you need an ACC permit, email the ACC for a quick response.

Keeping WEV Looking Good

We need all of our resident's help in keeping our community looking its' best. Please do your part and remember to:

- Pick up after your pet and dispose of waste properly.
- Pick up litter you notice in the community and dispose of it.
- Make sure household trash is bagged, secured and disposed of in a timely and appropriate manner.

Thank you for taking pride in the appearance of our community. Your cooperation is appreciated!

Crane Fly Control

West Eugene Village HOA requires all owners to treat their lawns for Crane Flies in March and October. And for good reason.

Crane Flies are insects that can damage or even kill your lawn. Crane Fly larvae feed in the root zone during winter months, which is why it is best to control the larvae in the fall before significant root damage occurs. Most crane flies prefer damp soil and are common around stream and lake edges. Since West Eugene Village sits along a protected wetland area, we are all susceptible to Crane Fly and their larvae.

Crane Fly larvae in high numbers can cause so much root injury that the grass no longer can get the water and nutrients it needs, and the turf dies. You'll see large, irregular patches of dead grass when this occurs. Most turf damage occurs between late fall and the following spring. Adults emerge during summer and lay eggs that hatch into root-feeding larvae.

With the addition of the homes by Hayden Homes along Olympic Circle, new landscaping is present, and this is where Crane Fly can flourish! The best treatment is with an insecticide specifically formulated for Crane Fly. Lawn insecticides that are labeled for white grub control are often approved for Crane Fly control as well. However, read the product labels carefully to ensure that Crane Fly is listed.

Neighbors by Chris Stock (blog)

If you're like most people, you get along very well with your neighbors, according to a study by Zogby International on "Homeownership and Association Living".

"An overwhelming majority of association members get along well with their neighbors (86%), and a substantial two out of three (64%) get along very well. Among those who report conflict, pets

are the most common source (28%)." -Zogby International*

So why do neighbors get such a bad rap? I think it has to do with your neighbor's ability to affect your life so dramatically – positively or negatively. If you get the wrong neighbor it can make you seriously consider picking up and moving out of town. On the other hand, the right neighbor can become a good friend, provide a sense of place, or at the very least, someone you trust to watch the dog when you're on vacation.

In my own experience, I find myself complaining about a neighbor because I don't or can't communicate with them. Every single issue that I've personally had with a neighbor has been resolved almost instantly when I knock on their door and talk to them.

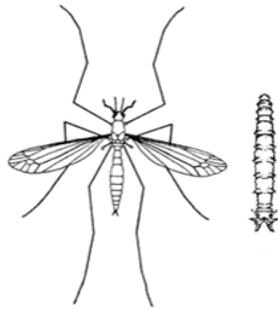
Communication is critical in any relationship, and that includes the relationships that you have with your neighbors."

WEV Needs You!

An attractive feature of living in a community association is that it eliminates much of the responsibility of home ownership. But the price of that convenience is sometimes the creation of an atmosphere for apathy.

As owners in community associations we tend to allow that elite group known as "them" or "they" to operate the Association, attend related meetings and make important community decisions. We need to realize that "them and they" are always made up of "I, we, you, and us". We all tend to be too busy to participate in association affairs and expect others to stay up-to-date on the affairs of our community association.

If our association is to be successful, individual owners must become active and participate in association affairs. We look forward to your participation!



Future Board Meeting Dates

The WEV Board of Directors meets monthly. Meetings begin at 7:00 PM. All residents are welcome to attend. If you would like an item placed on the agenda for the Board to consider, please send your request to www.wevhoa.org. Requests must be received at least four days prior to the meeting.

Board Meeting Dates

Friday, April 15th

Monday, May 9th

Thursday, June 16th

About Community Living

Our Community Association is a non-profit corporation registered with the State of Oregon. As such, it is managed by a Board of Directors whose purpose is to oversee the maintenance and operation of all common areas and facilities. The Board is also responsible for governing our community in accordance with the provisions of the CC&R's, Bylaws, and the Articles of Incorporation.

What are the CC&R's?

Basically, the Covenants, Conditions, and Restrictions (CC&R's) are the legal documents that determine the guidelines for the operation of our community as a non-profit corporation.



These guidelines are included in the title to your property and cannot be changed without proper action by the Board and a 75% approval vote of the owners. All homeowners must comply with the CC&R's. Failure to do so may result in fines.

What are Bylaws?

The Bylaws are the guidelines for the actual operation of our HOA. The Bylaws define the duties of the various offices of the Board, the terms of the Directors, the members' voting rights, required meetings, as well as other specific items that are necessary to run the Association as a corporation.

Are There Other Rules?

Yes. The WEV has a set of rules and regulations. These rules are meant to protect the living environment of our community and involve guidelines regarding parking and vehicles, pets, etc. Since the common areas are owned and maintained by the association, any intended changes or modifications must meet the approval of the Board.

Architectural guidelines adopted by the Board will include procedures for submitting requests to make exterior changes. The purpose of these guidelines is to control and protect the visual integrity of the community.

Assessments

Maintaining and operating your common areas and facilities requires funds. These funds are collected

from you in the form of assessments levied against your home. In addition, these monies provide for a reserve fund to offset future capital expenses. The monthly assessment is due on the first day of the calendar month and delinquent after the last day of the month.

What If You Don't Pay Your Assessments?

Very few WEV owners fail to pay their dues. However, payments received after the last day of the month will be charged a one-time late charge. Since billing is a courtesy and not a legal requirement, failure to receive a statement does not negate your responsibility to pay your assessment. Non-payment will lead to lien against the property.

Most Frequent Rules Violations

- Making exterior improvement WITHOUT prior written approval of the Architectural Committee (antennas, fencing, trees, paint, etc.)
- Parking (Not utilizing proper areas for parking, RV parking)
- Driveway Oil Stains
- Not picking up after pets.

The Board is responsible to enforce the CC&R's and Rules. You can make a difference - Thank you!

Your Monthly Assessments

When we reach for our check book and write out our monthly assessment check, the first thoughts that come to mind are usually the same that possess us whenever we pay other bills. But our monthly assessments are critical to pay for WEV common area maintenance and funding our reserves.

Living in a planned community offers many advantages not available to homeowners in the community-at-large. But probably one of the biggest advantages comes in the protection to our property values that community association living provides. Rules and Regulations, Architectural guidelines, CC&Rs, By-Laws and state and federal statutes were designed to protect our interests by regulating many of the nuisances that usually chew away at property values. Consider this: the same developer builds the same model of home, one in a planned community and the other in a typical residential neighborhood. The difference between the two homes is the difference in property values. A difference in value which can add up to tens of thousands of dollars!

So, the next time you write out that assessment check, don't feel like you're just paying another bill. Your assessment is an investment in your community that will be recouped when you decide to sell. Consider it protection on your investment, just as your insurance premiums protect your investments in your car, home or life.

Spring Gardening Tips

The following information comes from the University Extension Service.

Planning

- Plan your vegetable garden carefully for spring, summer, and fall vegetables that can be eaten fresh or preserved. If you lack in-ground gardening space, plan an outdoor container garden.

Use a soil thermometer to help you know when to plant vegetables. Some cool season crops (onions, kale, lettuce, and spinach) can be planted when the soil is consistently at or above 40 degrees Fahrenheit.

Maintenance

- Lawn mowing: Set blade at 0.75 to 1 inch for bentgrass lawns; 1.5 to 2.5 inches for bluegrasses, fine fescues, and ryegrasses.
- Compost grass clippings and yard waste, except for clippings from lawns where weed-and-feed products or herbicides (weed killers) have been used.
- Spread compost over garden and landscape areas.
- Prune gooseberries and currants; fertilize with manure or a complete fertilizer.
- Fertilize evergreen shrubs and trees, only if needed. If established and healthy, their nutrient needs should be minimal.
- If needed, fertilize rhododendrons, camellias, and azaleas with acid-type fertilizer. If established and healthy, their nutrient needs should be minimal.
- Prune spring-flowering shrubs after blossoms fade.
- Fertilize caneberries using band fertilizer, broadcast fertilizer or a complete fertilizer or manure.

Planting/Propagation

- Divide hosta, daylilies and mums
- Use stored scion wood to graft fruit and ornamental trees
- Plant insectary plants (e.g. Alyssum, Phacelia, coriander, candytuft, sunflower, yarrow, and dill) to attract beneficial insects to the garden.
- If soil is dry enough, prepare vegetable garden and plant early cool-season crops (carrots, beets, broccoli, leeks, parsley, chives, rhubarb, peas, and radishes). Plant onions outdoors as soon as the soil is dry enough to work.
- Plant berry crops (strawberries, raspberries, blueberries, blackberries, currants, gooseberries, and other berry-producing crop plants).

Pest Monitoring and Management

- Spray trees and shrubs for webworms and leafrollers, if present.
- Protect new plant growth from slugs. Least toxic management options include barriers and traps. Baits are also available for slug control; use with caution around pets. Read and follow all label directions prior to using baits or any other chemical control.
- Learn to identify the predatory insects that can help keep aphids and other pests under control.
- Spray to control leaf and twig fungus diseases in dogwood, sycamore, hawthorn, and willow trees.
- Prune ornamentals for air circulation and to help prevent fungus diseases.
- **Western Oregon:** Start rose blackspot control tactics at budbreak. Control rose diseases such as black spot. Remove infected leaves. Spray as necessary with registered fungicide.
- **Western Oregon:** Monitor for European crane fly and treat lawns if damage has been verified.
- Monitor landscape plants for problems. Don't treat unless a problem is identified.

Use chemical controls only when necessary and only after thoroughly reading the pesticide label. First consider cultural, then physical and biological controls. Choose the least-toxic options

The West Eugene Village VILLAGE VOICE

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West Eugene Village Homeowners Association

P.O. Box 26505

Eugene, OR 97402.

Please submit your news items for
the next issue by e-mail to:

westeugenevillage@gmail.com

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Chuck Parnell, *Vice-President*

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Kari Reetz, *Treasurer*

Mary Faber, *BOD Member At Large*

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www.wevhoa.org