



WEST EUGENE VILLAGE

Spring

THE VILLAGE VOICE

2017



President's Message *by Tom Fagan*

As the weather improves, from rain with snow to some sunshine, West Eugene Village has commenced showing the signs of Spring: plants, trees and even a few yards with flowers. That means it is time to get outside, walking and talking to neighbors old and new. I have talked with some new owners in WEV who seem really nice and have noted where some other new owners have moved into the neighborhood.

For new folk and long time residents a reminder that June will be the annual Yard Sale event. If things you no longer use are taking up space in your garage, then that event can convert them into cash. Having many people participating at the same time tends to draw more potential customers into the area and traffic builds sales.

As a reminder to new owners, the restricted parking is for a really good reason, your safety. With the WEV streets being as narrow as they are, any parking on both sides of the street causes a problem on the available roadway being able to accommodate larger vehicles from garbage pickup to Fire or Ambulance.

Given the damages from the ice last winter the Board is looking into the safety of the trees and how that risk may be dealt with. Please give that some thought and pass along your opinions about trees, a current source of pollen, to Board Members or ACC people.

Spring Landscaping Tips *by David Reese*

It is time once again to apply Crane Fly kill to your lawn. Crane Fly larvae feed on grass roots and can cause so much root injury that the grass no longer gets the water and nutrients it needs. The turf dies in summer when the weather warms. You'll see large, irregular patches of dead grass when this occurs. These insects are damaging not only to your lawn, but they reproduce and spread to your neighbor's lawns as well. One of the requirements in our CC&R's is that everyone treat their lawns for Crane Fly twice a year.

I found a really good product that Jerry's and Home Depot carry that is great for the home owner. It is *Bayer* brand lawn insect killer. You will need to apply it with a fertilizer spreader.

Roses: It is time to do your final pruning and thinning of your roses. They will also need to be fertilized. It is also a good time to feed your rhododendrons, azaleas and shrubs. *Triple 16* is a great fertilizer for all of your evergreens, this can not be used to treat rhodys or azaleas however, and it is for evergreen and trees only. You will want to use a fertilizer made for rhodys and azaleas.

I am praying for sunshine so that I can get all of this done at my house as well.

New WEV Website Coming Soon

The WEV Board has been working for some months to improve the West Eugene Village website. At the March board meeting, the board approved the purchase of a cloud based management software called Appfolio. The software is an accounting program that integrates with website software. In the near future owners will be able to make monthly assessment payments on-line. You will also be able to look at your account information. The website will be much more sophisticated and include ACC forms, current and past newsletters and board meeting minutes. Mass email can be done easily through the system so the association can send out alerts and notices to owners. The new software should be up and running within the next few months.

ACC Corner *by Jean Klein*

For the first time ever, the ACC will now have not one chair but will be co-chaired by two members. Jeff LaCava has joined me in leading the Architectural Control Committee.

The main responsibility of the ACC is to assist homeowners in keeping our neighborhood beautiful. This year we are also working on some possible renovations for our park and mailbox areas and updating our Welcome Binders for new neighbors.

One big recent change to the ACC is that we are no longer responsible for routine maintenance of the neighborhood. The Vice President and the Member at Large will head up these ongoing repairs and preventative maintenance. If you are interested in helping with this, please give me a call and I'll pass on your information.

As the weather warms and we shake off the winter blues, thoughts of exterior projects may begin to cross your mind. ACC Request for Change forms can be found on our website at:

<http://www.wevhoa.org/resources.html>

For meeting information, to inquire about joining the ACC, to report concerns, or to submit ACC Change Request forms contact:

Jean Klein at 541-688-1213 or jbiaseklein@gmail.com

Jeff LaCava at 541-968-1335 or itcw95@gmail.com

Neighborhood Watch Tips



Let's all work together to help eliminate neighborhood crime. Please watch out for these activities in our neighborhood:

- Someone running from a car or home.
- Someone screaming. If you can't explain the screams, call law enforcement and report them.
- Someone going door-to-door in the neighborhood or looking into windows or parked cars.
- Someone asking about past residents.
- Someone who appears to have no purpose wandering through the neighborhood.
- Unusual or suspicious noises that you cannot explain, such as breaking glass or pounding.
- Vehicles moving slowly without lights or without

apparent destination.

- Business transactions conducted from a vehicle. This could involve the sale of drugs or stolen goods.
- Offers of merchandise available at ridiculously low prices. The merchandise may be stolen.
- Someone walking or running while carrying property at an unusual time or place.
- Someone removing property from an unoccupied residence.
- A stranger entering a neighbor's home which appears to be unoccupied.
- A stranger in a car who stops to talk to a child.
- A child resisting the advances of an adult.

Most important: Get to know your neighbors.

WEV Community-Wide Yard Sale

There will be a community-wide Garage Sale on the weekend of June 23rd, 24th and 25th sponsored by the Association. WEV will place an ad in the local newspaper and put 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 bring 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.

WEV CC&R Changes

In 2015, the Board of West Eugene Village decided to take on the job of revising the Association's CC&R's. The CC&R's is an important document which defines the restrictions, limitations, and rules owners place on themselves as members of a planned community. The reason for revising the document was primarily because the Board felt the restrictions were too extreme. For example, they allow the Board and Association to demand proof of insurance from each owner, control the landscaping at each home - including the back yards, and even allow the Association to inspect the interior of each home. The Board felt this was over reaching.

The Board worked on the document for nearly a year, and then had it reviewed by attorneys who made further revisions to bring it into adherence with current Oregon statutes.

Seventy-five percent of all owners must vote to approve any changes to the CC&R's in order to amend the document. In June of 2016, the owners were asked to vote on the revisions the Board and other members

of the community had put together. Unfortunately, we did not get nearly enough ballots returned to pass the revisions, so no changes were made.

The 2017 Board has decided to pick up the work of the past Board and attempt to get the CC&R's amended. This Board also feels that the changes are important. Some further revisions have been made based upon input from owners from the last election. The Board hopes to present the amended CC&R's to the owners for a vote again this summer. It has been suggested that the Board hold 'town hall' type meetings to discuss the changes with owners prior to the ballots going out. The Board is very willing to do this if it can generate enough interest from the owners. Attempts to do this in the past have been very poorly attended.

We would appreciate hearing from owners who have opinions or concerns about what the Board is attempting to do with the CC&R's, and from owners who may be interested in helping with this project. Please contact Jeff at 541-968-1335, or at ittw95@gmail.com.

Please Pick Up After Your Pet

It doesn't take much to remember that we have pets in our community. In fact, if you don't watch your step you're liable to step in one such reminder.

Besides being unsightly and smelly, animal waste can be hazardous to the health of our children who play in the community and to our pets. One of the most common forms of disease transmission between dogs is through fecal matter.

When walking your dog, please remember that it must be on a leash. And it is important to immediately clean up after your pet. Take along a baggie with you to pick up waste with and then dispose of it properly.

By taking a few simple steps to clean up after your pet you can contribute not only to the beautification of our community, but also towards the elimination of one of the most irritating nuisances in WEV.

Thank you for your cooperation.

Red Cross Free Smoke Alarm Installation

The Red Cross responds to an average of **two** home fires every day throughout Oregon and Southwest Washington. To help save lives, the Red Cross and partners are installing free smoke alarms in homes that need them. Residents throughout [Oregon and Southwest Washington](#) can get free smoke alarms in their home by calling (503) 528-5783. Appointments may also be made online. Smoke alarms have a tamper-resistant, 10-year lithium battery and are installed free of charge to

residents in Oregon. The campaign is in partnership with the Oregon State Fire Marshal.

You can schedule an appointment for trained Red Cross volunteers to install free smoke alarms in your home, review a fire safety and home hazard checklist and provide information about creating a fire escape plan by:

- Calling 503-528-5283
- Making an appointment online
- Emailing preparedness@redcross.org

Goodbye to Pene Ballini

The Board would like to say good-bye to long-time resident Pene Ballini. Ms. Ballini has owned in West Eugene Village for many years and has been a friend to many. Ms. Ballini passed away recently, and will be sorely missed.

Board Looks at Renovation of WEV Park

At the March Board of Directors meeting, the Board got it's first look at a plan from the ACC for renovations of the WEV Park.

ACC co-chairs Jean Klein and Jeff LaCava presented a preliminary plan for renovations based upon the results of an owner survey conducted by the ACC which asked owners what improvements, if any, residents would like to see. Some of the more popular suggestions were for a half-court basketball court, a gazebo / outdoor grill area, a horseshoe court and improvements to the playground area. The ACC will finalize their plan and cost estimates and present them to the Board at the April board meeting. The Board will then determine how such a plan could be funded and, presumably, present the plan and funding options to the owners to vote on.

West Eugene Village



For our Architectural Control Committee, our Park Committee and our Maintenance Committee. Can you give a little of your time to help your community?

Contact us at:

westeugenevillage@gmail.com

Protecting Property Values at WEV

One of the largest advantages of living in an HOA development is the ability of the Association to preserve, protect and enhance property values. Often, we think of the Association as a collection of rules and regulations limiting personal freedoms and individuality. But it is those same rules and regulations that protect and preserve the investment each of us have in our home.

The Association is not just made up of the Board, Committees and a few interested owners. It was established as a corporation in which all owners are members. As an owner you have committed yourself to become business partners with every other owner in the community. In order to achieve the primary goal of the Association, to preserve and protect property values, certain Covenants, Conditions and Restrictions were established. In the CC&R's, the Board is given the authority to establish rules & regulations that compliment the Association's purpose.

When we follow the CC&R's and the Rules & Regulations we are doing part of our duty as members of the Association. Architectural controls, guidelines and procedures for gaining architectural approval were established to promote aesthetic conformity and eliminate architectural changes that threaten the investment of other members. Following the guidelines when changes are made to the exterior of your home protects the value of all the homes in the community.

Our Board of Directors is given the charge of overseeing the operations of the Association and to see to it that the CC&R's and Rules & Regulations are followed by the Association's members. The Board is made up of owners that volunteer their time and energy to serve the Association because they care about the investment they have in it. Committees are formed to assist the Board with their charge. These committees are also made up of volunteer owners.

When you volunteer to serve on the Board or as a committee member, you are doing your part as a member of the Association. Monthly assessments are necessary to protect and maintain our community assets such as our roads, our fencing and our landscaping. When owners fail to pay their assessment, other owners must make up the difference. In other words, even one owner who does not pay their assessment can adversely effect the Association members.

Finally, the Board of Directors meet on a regular basis (the third Thursday of the month) in order to make decisions, keep up-to-date on Association business and to hear from other owners in order to make business deci-

sions on behalf of the members. As owners, keeping abreast of association matters and contributing during the Open Forum is good business. When you choose to attend the Board meetings, you are doing part of your duty as a member of the Association.



Future Board Meeting Dates

The WEV Board of Directors meets monthly. Meetings are held at 5275 Bridgewater St. and begin at 7:00 PM. All residents are welcome to attend. If you would like an item to be placed on the agenda for the Board to consider, please send your request via email to www.wevhoa.org. Requests must be received at least four days prior to the meeting.

Board Meeting Dates

Thursday, April 21 @ 7:00 PM
Thursday, May 18 @ 7:00 PM
Thursday, June 15 @ 7:00 PM

The West Eugene Village

VILLAGE VOICE

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West Eugene Village Homeowners Association

P.O. Box 26505
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Please submit your news items for
the next issue by e-mail to:

westeugenevillage@gmail.com

WEV Board Members:

Tom Fagan, *President*
David Reese, *Vice-President*
Louis Dashofy, *Secretary*
Darla Berge, *Treasurer*
Chuck Parnell, *BOD Member At Large*