



# WEST EUGENE VILLAGE

JUNE

THE VILLAGE VOICE

2016



## CC&R Amendment Vote

In the next few weeks WEV owners will receive in the mail a ballot to vote on changing the Association's CC&Rs. For the past year, the board of directors along with several owners, have been working on updating the Declaration (CC&Rs) to bring it into compliance with the Oregon Planned Community Act (the state laws which regulate homeowner associations) and also to make our document less dictatorial and more user friendly.

It takes at least 75% of the owners to amend an association's CC&R's, so we hope when you receive the ballot in the mail you fill it out and mail it back in as soon as possible. The Board has worked hard to improve this document and we think the changes will benefit everyone, so please take the time to read through the information provided in the mailing and cast your vote.

## New Faces on the Board

At the May board meeting Vice-President Chuck Parnell resigned from the board after serving many years as a WEV board member. Tom Fagan was appointed to take his place. We wish to thank Chuck for his years of service to WEV.

As the Board has known for some time, President Mary Abbott presented her resignation at the June board meeting. Mary and her husband Chuck are moving back to Kansas City (see the President's Message on page 2). Long-time WEV homeowner David Reese accepted the position of WEV Vice-President, and

Tom Fagan was appointed president. So, we want to say good-bye to Mary and Chuck and welcome Tom and David to the Board.

## Car Break-ins and Vandalism Hit WEV

There has been a rash of car break-ins and vandalism in West Eugene Village over the last five weeks. The police believe that the crimes are being committed by trespassers from off property.

There have been at least twelve car break-ins or acts of vandalism reported. One owner had all four tires slashed on their car. Many have had their cars broken into. Another resident had a new BBQ stolen from their front porch. There has also been vandalism in the WEV park. Almost all of these incidents took place during weekends, and several witnesses have seen teenagers hanging around their cars late at night or early in the morning. A single male teenager in a dark hoodie has twice been chased away from homes by residents. Most of these incidents have been reported to the police, and the board has also been in contact with Eugene PD.

WEV is definitely being targeted by some local teenagers, and we need your help. The Board would like to start a neighborhood watch (see article on back page). We need everyone to be on the lookout for suspicious people in the neighborhood. Especially on weekends.

## 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 put signs out on Terry and Avalon Streets. 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.

## President's Message *by Mary Abbott*

This will be a busy summer in the WEV. In July 1) our streets will be resurfaced; 2) we have our annual neighborhood garage sale; and 3) our new CCRs will be distributed and voting to adopt will begin. In August we will have our neighborhood picnic in the park. Please check for more information about these events within this newsletter and on enclosed flyers.

Summer safety will be a big focus of the WEV Board in the next few months. The Board has decided, in the short run, to lock the park gates at dusk and unlock the gates around 8 AM. In addition, we are considering putting up several cameras focused on the park and the entrances. We are also in the process of working with the police to create a Neighborhood Watch program.

In terms of WEV finances, I am happy to report that for the first time in anyone's memory, we have NO owner occupied or rental properties that are delinquent on their HOA dues. We define delinquent as being 90 days or more late in dues payments. In addition, only one bank-owned property is now delinquent. Major thank yous go out to Kari Reetz, our Treasurer, and especially to Suzy Payne, our accountant/administer who have diligently pursued delinquent accounts and successfully collected back dues, late fees and interest. Thanks are also in order to owners for making sure that their dues are paid.

Finally, there have been some recent changes to the WEV Board. In May, Chuck Parnell resigned as Vice President. I would like to thank Chuck for his many years of service to the WEV Board. He will be greatly missed, but still plans to help out with community maintenance. At the end of the May meeting, Tom Fagan was appointed to the Vice President position. Tom is a local criminal attorney and teaches law at the university. He and his wife have been WEV home owners since 2014.

On June 16th, at the end of the WEV board meeting, I resigned from the WEV Board. As you may know, I moved to Eugene for a wonderful job opportunity. For the last five years, I traveled back and forth between our Kansas and Oregon homes and I am ready to begin phased retirement. My employers have graciously agreed to allow me to cyber-commute from our Kansas home, and we will move from our WEV home sometime this summer. As a result of my resignation, Tom Fagan was appointed to the position of WEV President. Long-time WEV home owner, Dave

Reese, was appointed to the position of WEV Vice-President. Dave is a small-business owner and a former WEV board member. Both Tom and Dave bring new expertise to the Board. I leave my post filled with confidence that this infusion of new talent will make the WEV Board and community even stronger.

In closing, I would like to note that it has been a wonderful experience to serve with WEV Board and ACC volunteers. Everyone works well together and is action-oriented to fulfill his or her responsibilities to the WEV. The community is lucky to have such a strong core of dedicated volunteers to keep our community moving forward and looking wonderful. I will miss all of my friends here in West Eugene Village. Thank you for the experience.

## Thank You Mary

On behalf of the Homeowners Association, the board of directors wishes to thank Dr. Mary Abbott for her dedicated service to West Eugene Village as president of the board for the past several years.

It is in the finest tradition of volunteerism when someone steps forward and assumes responsibility for the welfare of the many affected by a community association. Such service is nothing less than neighbor helping neighbor. Yet despite a large commitment in time and effort, there is usually little thanks and scant reward.

All the same, Dr. Abbott gave a great deal of her time to West Eugene Village to make it a better place to live. As president of the board of directors, she consistently exemplified the qualities of a strong leader by displaying calm judgment, integrity and a commitment to the best interests of the community as a whole.

As Board members, and as members of the community, the Board wishes to express its heartfelt gratitude to Mary for her service to West Eugene Village.

## Fence Painting

This Summer, West Eugene Village will be repairing and painting the outside perimeter wooden fence along Avalon Street.

## Meet The Architectural Control Committee

The Board of Directors would like to thank the following residents for serving on the West Eugene Village ACC:

**Laura Quaas** (Chair)  
**Ed Reynolds**  
**Shon Reetz**  
**Jeff La Cava**

**Darla Berge**  
**Patrice Baker**  
**George Schweitzer**  
**Mary Faber**

## Light Up The Village *by Laura Quaas*

The BOD and the ACC would like to encourage WEV residents to put their exterior lights on every night!!

WEV has had 10 attempted car break-in's and 3 tire slashings in the past 6 weeks. The ACC has noticed that 85-90% of the homes in WEV do not turn on their exterior lights. Statistics show that by simply turning on your exterior lights the likelihood of your home or cars being targeted goes down substantially. Below are some ideas on how to keep our neighborhood safe and sound.

- 1) Makes sure that exterior lights are mounted out of reach so that burglars can't easily unscrew bulbs.
- 2) Consider buying motion detecting lights which are now available at relatively low prices.
- 3) Install dawn to dusk adaptors so that the exterior lights go on and off automatically.
- 4) Use a variable light timer to activate lights inside your home while you are away.
- 5) Trim trees and shrubs near doors and windows so intruders can't hide in the shadows.

## The Architectural Committee Report

The ACC would like to thank everyone who has been taking care of their lawns and placing their trash cans behind their fences. Here's a few ACC Reminders:!

*Lawns:* We would like to remind everyone that with summer approaching, yard maintenance is a must!

Please keep your yard mowed and green (if owners refuse to maintain the lawns of occupied or vacant homes, the Association will have the lawns cut and charge the owners \$70 for each service). No debris should be placed in or around the storm drains. Liquids (and solids) that enter the storm drains end up at the City of Eugene's waste-water plant, which is closely monitored by the Department of Environmental Quality (DEQ). Should the storm drains become polluted, West Eugene Village can be fined by not only the city, but also the DEQ.

*Parking:* Keep in mind that parking is only allowed on the sidewalk side of the street. There is no parking within 10 feet of fire hydrants or near a stop sign. Please let your guests know the appropriate places to park, and please don't block your neighbor's driveway.

*ACC Requests:* If you plan on making any improvements to your home, such as painting, building additions, etc., please visit our website to download and print an ACC Request Form. The requests must be submitted in writing, with drawings (when appropriate)

and approved before work may begin. The ACC has up to 45 days to respond and approve requests, but we are working very hard to review and reply to all requests as quickly as possible. Be sure to mail in the requests to the new address: P.O. Box 26505, Eugene, OR 97402.

## Please Slow Down!



School is out and kids are outside playing. Please keep in mind that the speed limit is 15 MPH in West Eugene Village.

The Board is working to find appropriate and cost-effective solutions to help limit speeding in our community.

Please do your part and keep it at 15 MPH and remind any visitors/guests of our speed limits.

Above is a photo of *Smoke*, a beloved cat of one of our residents. A few weeks ago Smoke was killed by a speeding driver here in West Eugene Village. Cats are pretty quick on their feet. If a speeding driver can run over a cat, they can certainly run over a child.

More families with small children are moving into the neighborhood, which means more bikes and scooters on the streets. With the nicer weather we also have many homeowners who like to walk around the community. Please be alert and aware of your neighbors, both young and young-hearted.



## 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 to be placed on the agenda for the Board to consider, please send your request via email to [www.wevhoa.org](http://www.wevhoa.org). Requests must be received at least four days prior to the meeting.

### Board Meeting Dates

Thursday, July 21st @ 7:00 PM  
Thursday, August 18th @ 7:00 PM  
Thursday, September 15th @ 7:00 PM

## Attention Residents!



The Association is going to be sealing the streets in West Eugene Village on July 11th, 12th and 13th. The contractor will be sealing one third of the streets each day. You will not be able to park on the streets being sealed on those days. Please read the flyer included in this newsletter for all the details.

### WEV Neighborhood Watch

The Board is encouraging residents to become involved in a Neighborhood Watch Program. Below is some information about Neighborhood Watch from their website:

*Every day, we encounter situations calling upon us to be the eyes and ears of law enforcement. Not only does neighborhood watch allow citizens to help in the fight against crime, it is also an opportunity for communities to bond through service. The Neighborhood Watch Program draws upon the compassion of average citizens, asking them to lend their neighbors a hand. The National Neighborhood Watch Program (formerly USAonWatch) is the portal for training to assist law enforcement agencies and their communities, technical assistance, resource documents, watch stories, networking, and assistance to the field.*

*Since 1972, the Neighborhood Watch Program has worked to unite law enforcement agencies, private organizations, and individual citizens in a nation-wide effort to reduce crime and improve local communities. The success of the program has established Neighborhood Watch as the nation's premier crime prevention and community mobilization program. Visible signs of the program are seen throughout America on street signs, window decals, community block parties and service projects.*

*The National Neighborhood Watch program empowers citizens to become active in community efforts through participation in Neighborhood Watch groups.*

#### How to Start A Watch Group in 5 Easy Steps

1) *Recruit and Organize as many neighbors as possible. The first step is talking to your fellow neighbors about starting a group.*

2) *Contact local law enforcement agencies and schedule a meeting. The next step is contacting your local law enforcement agency. Invite them to meet with your group at a time and place convenient for your Watch Group. It is essential for your group to work in collaboration with law enforcement because Neighborhood Watch is a cooperative effort.*

3) *Develop an action plan. If law enforcement is unavailable to come to the first meeting you might want to have a meeting to discuss the concerns and issues in the neighborhood. Your group*

*should create a plan on how to work towards lessening the impact of the top three concerns of neighbors.*

4) *Create a communication plan. It is important to decide what type of communication will work for your watch group - meetings or social media or both.*

5) *Take Action: Hold Meetings and Events. Neighborhood Watch Toolkit has a number of wonderful training topics and meeting ideas that can be useful to your group.*

ACC chair, Laura Quaas has volunteered to help start-up the WEV Neighborhood Watch group. If you are interested in helping watch our neighborhood, please contact Laura at: [qclan541@msn.com](mailto:qclan541@msn.com).

### July 4th and Fireworks

The Fourth of July is a fun time for most people; celebrating our country's independence and enjoying the beautiful colors of fireworks. Not everyone enjoys the loud boom of a firecracker, though. Please be respectful of not only your neighbors, but also the City's laws about fireworks. Here is a brief review of legal fireworks within City limits:

*Legal fireworks in Oregon can be sold from June 23 through July 6 of each year. These include fountains, spinners and wheels available at retail fireworks outlets. Additionally, legal fireworks produce only smoke, sparks, or fire but DO NOT explode, eject balls of fire, fly into the air more than 12 inches or travel more than six feet off the ground. (Source: City of Eugene, Fireworks Enforcement Department Webpage).*

## The West Eugene Village VILLAGE VOICE

is brought to you quarterly by:

**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](mailto:westeugenevillage@gmail.com)**

WEV Board Members:

Tom Fagan, *President*  
David Reese, *Vice-President*  
Louis Dashofy, *Secretary*  
Kari Reetz, *Treasurer*  
Mary Faber, *BOD Member At Large*