



WEST EUGENE VILLAGE

Summer

THE VILLAGE VOICE

2017

New WEV Website

The WEV website has a new look! You can now make your monthly assessment payment on-line, download ACC forms, and read current and past newsletters and the association can send out alerts and notices to owners via mass email. Check out the new website at wevhoa.org.

WEV June Yard Sale

The West Eugene Village annual community-wide Yard Sale is on the weekend of June 24th and 25th, sponsored by the HOA. WEV will place ads in the local newspapers, on Facebook, and put out signs on Terry and Avalon Streets. Residents can display items for sale around their homes, on driveways, porches, decks, garages, etc. Temporary parking will be allowed during the sale.

This is an annual WEV 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.

ACC Reminders

If you plan on making any improvements to your home, such as painting, building additions, etc., you will need to obtain WEV Architectural Control Committee approval. Please visit our new website at wevhoa.org. Click on the 'Governance' drop down menu, click on 'Documents' and then 'Request for Change' to download and print an ACC Request Form. You may also mail your request to: West Eugene Village, P.O. Box 26505, Eugene, OR 97402.

The requests must be submitted in writing, with drawings (when appropriate), and approved before work can begin. We will review and reply to all requests as quickly as possible. If you have questions concerning ACC requirements, you can call Jeff La Cava at 541-968-1335.

July 4th and Fireworks

The Fourth of July is a fun time for most people, celebrating our country's independence and enjoying the



beautiful fireworks. But not everyone enjoys the loud boom of a firecracker. Please be respectful of your neighbors and the City's laws concerning legal fireworks. Legal fireworks in Oregon are sold from June 23 through July 6. They include fountains, spinners and wheels. They produce 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.

School's Out For Summer

Schools are out and kids are outside playing. Please keep in mind that the speed limit in WEV is 15 MPH.

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.

ACC Volunteers Needed

The West Eugene Village Architectural Control Committee is in need of volunteers. The committee is responsible for seeing that changes to homes and structures on owner's lots comply with our CC&R's and rules. The ACC also enforces some rules, such as parking violations.

If you have a little time and would like to help out our community, please attend an ACC meeting and see if it is something you may want to be a part of. For more information, please call Jeff LaCava at 541-968-1335.

President's Message *by Tom Fagan*

Heading into the summer is a good time to think about our neighbors and say "hello" to them. Sometimes current events bring this into better



focus. As my younger son was on his way into downtown Portland, to meet me on the Amtrak Train and head to the beach for Memorial Day weekend, he left his dentist at the Hollywood station on the MAX green line, about two hours before the violence there. Meanwhile we were on the MAX blue line headed west to Hillsboro. When he got back to Portland after the weekend he needed a follow up appointment so returned to the Hollywood station and sent us some photos of the messages and flowers. Traumatic events bring into focus the importance of building our community relationships.

One of the West Eugene Village Board Members was handing out various pens the other day. People each took a few and lots of the pens wandered off. However, one that was a U.S. Navy pen stayed with me and remains in my pocket. He could not have known that my parents met when they were both in the Navy in WW2 at Hanford. It seems like a good pen for me to carry. One of the conditions, by my mom's family, when they married after the war, was that they needed to come visit in Ohio at least every few years. When children started to arrive, we got to go along on the train to visit family there.

A new lawyer in our office was moving things into his office and had an old black and white photo of a horse drawn milk wagon. When I commented on the rich history that showed about door-to-door milk delivery, he told me that it was his grandfather, in Illinois. I then replied with the Ohio milk delivery story, from when we were visiting our grandparents, where the horse knew the route, where to stop, and how slowly to pace out the process. You just never know where the connections will come from, unless you make the contacts.

Within West Eugene Village we have many connections. Some interactions are almost daily, with close neighbors, and other are less frequent, like when we see someone with their cute dog, or working on their flowers and help build our community. Take a minute. Say "hello" or comment on the dog or the flowers. In the long run this approach will pay rewards.

Treasurer's Report *by Darla Berge*

I am happy to report that our new accounting software conversion is complete. For those of you that have provided us your email address, we have sent out invitations to activate your online portal with AppFolio. By activating your portal, you can take advantage of:

- 24 hour access to your account ledger in real time (you will see all charges and payments posted as of the minute you login).
- You can now pay online for free with the ECheck feature. All you need is your bank's routing number and your account number to take advantage of a one-time payment option or set up recurring payments for your WEV assessments.
- There is also an option to pay by credit card but this option is not free (a third party processor will charge a fee and alert you to what that fee is if you choose this payment option).

If you have not received an activation email or you would like it sent again, please contact us by email at westeugenevillage@gmail.com and we will get an email invitation sent out to you.

I am also happy to report that our website, www.wevhoa.org has been updated. It now has a new look as well as new features:

- From the homepage, you can now click on one button to take you to our new accounting software where you login to your portal to make payment(s) or view your account ledger.
- All of our governing documents and forms are available for you to view or print for your use.
- There is an easy to use "Contact Us" page where you can easily email the board your questions or concerns.
- We have also added a "News/Events" page where we will occasionally post upcoming events or notices to homeowners.
- Last but not least, please check out our "Gallery" and view some great pictures of our beautiful neighborhood.

A big thank you goes out to Calla Taylor for providing the initial pictures for our website. If anyone has any pictures of our neighborhood that we may be able to use on the gallery page, please email them to westeugenevillage@gmail.com and we may use them on our site.



Summer Reminders

It's that time of year again when grass and weeds are growing vigorously. Most of West Eugene Village homes are looking great, but there are a few homes that need some work weeding, blowing and pruning. Remember, our CC&R's require the homes in WEV keep their lawns green and mowed. Don't forget to pull or spray those weeds that grow between the pavement and the curb. It's also a good time of year to clean out the gutter drains that run to the street on each property and to put some moss-killer on your roofs.

We do have a few neighbors who, due to illness or age, find it hard to work on their lawns. If you could lend a hand, I'm sure they would appreciate it.

Let's all work together to keep the village looking well kept!

Summer Gardening Tips

- Prune lilacs, forsythia, rhododendrons and azaleas after blooming.
- Fertilize vegetable garden one month after plants emerge by side dressing alongside rows.
- Harvest thinnings from new plantings of lettuce, onion, and chard.
- Pick ripe strawberries regularly to avoid fruit-rotting diseases.
- Use organic mulches to conserve soil moisture in ornamental beds. An inch or two of sawdust, bark dust, or composted leaves will minimize loss of water through evaporation.
- After normal fruit drop of apples, pears and peaches in June, consider thinning the remainder to produce a larger crop of fruit.
- Make sure raised beds receive enough water for plants to avoid drought stress.

Mid-Month: Apply 1 pound nitrogen per 1,000 square feet of lawns.

Area Celebrations on July 4th

Eugene Pro Rodeo

Join the 26th Annual Eugene Pro Rodeo, a celebration that bridges the Fourth of July holiday weekend and offers excitement and fun summer festivities. The PRCA Rodeo will be held July 1 - 3, Sunday night is Family night and Monday stay for the dance! The Firecracker Bull Ride will be held on Tuesday, July 4.

Dates: July 1, 2017 - July 4, 2017

Location: Oregon Horse Center

Address: 90751 Prairie Rd, Eugene, OR 97402

Phone: 541-689-9700

Time: 4:00 PM to 12:00 AM

Price: \$5 - \$21.75

Art in the Vineyard & Freedom Festival Fireworks

The Maude Kerns Art Center presents the 34th Annual Art and the Vineyard Festival, the premier art and wine festival of the Southern Willamette Valley. End the festival with fireworks for the 4th of July! The Artist Marketplace will take place 10 a.m. - 7:30 p.m. daily.

Dates: July 2, 2017 - July 4, 2017

Recurrence: Recurring daily

Location: Alton Baker Park

Address: Eugene, OR 97401

Phone: 541-345-1571

Time: 10:00 AM to 9:30 PM

Aquafina Butte to Butte - Oregon Track Club

TrackTown's 4th of July celebration features a competitive 10K, a 5K and a 4 mile walk. This challenging course is Eugene's most popular road race and a great lead-in to the holiday fireworks display that evening!

Dates: July 4, 2017

Location: Donald St Hill

Address: 43rd & Donald St, Eugene, OR 97405

Phone: 541.343.7247

Time: 7:30 AM

Price: \$25 - \$35

Creswell July 4th Celebration & Parade

This crowd-pleasing annual tradition starts with a 7 a.m. pancake breakfast. Come early to get your seat along the parade route. When planes buzz downtown at 11 a.m., it's the signal to start the parade. From beauty queens and marching bands to fire engines and cyclists - this Independence Day parade has it all.

Dates: July 4, 2017

Location: Creswell Chamber of Commerce

Address: 1 N 4th St, Creswell, OR 97426

Phone: 541-895-4398

Time: 7:00 AM to 5:00 PM

Do You Have a New Neighbor?

Back in January, real estate database Realtor.com announced the ten U.S. cities with the biggest housing shortages and Eugene was listed as number two (Seattle was number one and Portland number eight). At that time the percentage of homes available for sale in Eugene was said to be at 0.6 percent.



Since then housing costs have continued to rise. Eugene has its strongest housing market since 2006, and according to Re/Max Realty's Karen Church, homes often sell within 24 to 72 hours. The median sale price of a three bedroom home in Eugene is now \$263,000, up from \$192,000 in 2012, according to the Trulia website.

Homes in West Eugene Village are also selling quickly, often in their first few weeks on the market – and many have sold since the first of the year. We want to welcome these new owners to the neighborhood and encourage everyone to attend our monthly board of director meetings to learn more about our community. They are held the third Thursday of each month at 5275 Bridgewater Street at 7:00 PM. Hope to see you there.

We Would Like To Hear From You

Putting together a newsletter for our community can be challenging. There is so much more to include in it than we do. Many residents have interesting news to share about upcoming events, personal milestones, issues of community interest, etc., but we never hear from you.

The Board tries to include items in the newsletter that inform owners of business matters before the association. We also attempt to educate our members on some of the on-going challenges that associations face on a monthly basis.

Issues such as the Reserve Study, the Budgeting Process and Rules Enforcement are included throughout the year in order to help owners understand some of the complexities of running our association. We hope that if more members understand why the Board makes the decisions that it does, then this knowledge will help make living in a common interest development more comfortable.

Another benefit of increasing the members' awareness of association issues is to help motivate others to take an active role in our community. The more we understand about how our association functions, the more likely we

are to get involved. These generic, educational articles are important, but don't forget that our newsletter is one of the best communication tools available in our community and in order to help our newsletter become more community-specific, we need to hear from you.

If you would like to contribute an article, send us an email at westeugenevillage@gmail.com, or drop us a line at Village Voice, PO Box 26505 Eugene, OR 97402. We would like to hear from you.



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. Requests must be received at least four days prior to the meeting.

Board Meeting Dates

Thursday, July 20th @ 7:00 PM
Thursday, August 17th @ 7:00 PM
Thursday, September 21st @ 7:00 PM

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

WEV Board Members:

Tom Fagan, *President* David Reese, *Vice-President*

Louis Dashofy, *Secretary* Darla Berge, *Treasurer*

Chuck Parnell, *BOD Member At Large*

Visit our web site at:

wevhoa.org