

# WEST EUGENE VILLAGE

December

2016

## **The President's Message** by Tom Fagan

As we head into the darkness of winter time the bright lights of West Eugene Village begin to sparkle and shine in our neighborhood. While some of us only have a few lights up, we know that the WEV lighting contest is headed our way.

Many positive developments are reflected in the minutes of the Annual Meeting and the most recent Board Meeting. However, a major loss has been that Mary Faber has chosen to leave the WEV Board of Directors. After putting in about ten years on the ACC and then as the Board liaison to ACC she says that now is time for other residents to step up. If you have any interest, make sure to contact the Board; volunteers are not required to try to match Mary's level of work, nor to serve a mandatory minimum of ten years.

One continuing program is the review of the CC&R details, which Jeff LaCava is working through. Another is that residents at the Annual Meeting were asked to sign to receive information via email. The more information WEV can distribute through this method the less we pay in postage. That is probably not loyal to my new grandson's father who works for the Post Office, but WEV can also use the money and I do not see the Post Office going out of business over our savings.

The Board continues to talk about the feasibility of a non-commercial directory, where WEV residents could choose to be listed so they know and are known by neighbors. Neighborhood Watch is an added source of contact, and the new signs are in the works. In the dark hours: be safe, put up lights, talk to your WEV neighbors, and soon the days will start to get longer for all of us.

## **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.

The Committee, which at some times has as many as eight members, is currently down to three due to members moving or resigning for other reasons. They meet once a month, and responsibilities are divided between members so that no one has to put a lot of time into the volunteer position.

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 or meeting times, please call Jeff LaCava at 541- \_\_\_\_\_.

## **Moss Control** by David Reese

This is the time of year where moss begins to show in our lawns and flowerbeds.

There are many variations of Moss killer – the brand used the most by homeowners is Lilly-Miller Moss Killer for lawns. It is sold at Jerry's, Home Depot or any hardware store.

It is also a great time to lime your lawn while you are doing Moss killer, both of these products are applied with a lawn spreader. Lime will help sweeten your soil for a stronger root system and less watering in the summer months.

You should try to do both Moss kill and Lime at this time each year.

## **CC&R Changes**

The Board continues to work on revising the CC&R's to make them consistent with Oregon law and better serve our owners. If you have comments or questions regarding the CC&R's, please email us at:

[www.wevhoa.org](http://www.wevhoa.org)

# West Eugene Village Owners Association, Inc.

## 2016 Annual Owners Meeting Minutes

Monday, October 24, 2016 at 7:00 PM

Prairie Mountain School

**Call to Order:** The meeting was called to order at 7:08 PM by President Tom Fagan.

**Establishment of Quorum:** Secretary Louis Dashofy stated that the presence at the meeting of members entitled to cast, or of proxies entitled to cast, 20% of the votes of the membership shall constitute a quorum. 20% of West Eugene Village membership is 36. The Association had received 44 proxies prior to the meeting, and 23 owners were in attendance at 7 PM. Therefore 67 owners were counted as present, and a quorum was established.

**President's Comments:** President Fagan welcomed everyone to the meeting. He advised the assembly that the meeting was being recorded for the purpose of writing the minutes. He then introduced the members of the Board (Tom Fagan, David Reese - Vice President, Louis Dashofy - Secretary, Darla Berge - Treasurer, and Mary Faber - Member at Large).

Mr. Fagan said that the Board has been discussing several issues that he would like to get owner's comments on. One that he has been encouraging during the brief period he has been involved on the Board is a Members Directory, so that we know who our neighbors are. It would have names, addresses, phone numbers and emails of members, and in that way build owner communications. The idea has worked successfully at other HOAs he is involved with. Obviously, one of the baseline rules would be that the directory is not for commercial purposes; we aren't going to do advertizing or coupons. The directory would be to get to know your neighbors. We would like to hear your comments on that idea. A related idea is to have a Member's Only section to our website which would contain some of the information in the directory, and other things such as Association financials, which would be for members only.

Another area of discussion concerns acquiring the small empty lot in West Eugene Village. We have been advised by our attorney that the lot is too small to build on. One thing considered is a community garden on the site. We will talk more about that after the completion of the Park Survey.

My last comments are in regard to the ACC (Architectural Control Committee). Mr. Fagan introduced Laura Quass, ACC Chair and thanked her for all the work that was accomplished this year by the committee including the street sealing, the placement of solar powered lights in the walkways to increase safety, and the repair and painting of the property's perimeter fence.

ACC Report: Laura Quass said she has been on the ACC,

on and off, for five years and after the meeting today she would be stepping down from the committee. She explained that the ACC is the keeper of the rules for the Association. In addition, it gets bids for work on the property and submits them to the Board for consideration and also supervises the work done. The ACC accomplished a lot this year. It had l.e.d. streetlights installed, did concrete repairs on property walkways, installed lights in the walkways, sealed the streets and installed new street signage, put a new fence in the park adjacent to the wetlands and added barbed wire to keep out trespassers and had the Avalon fence repaired and repainted. This year they wrote 48 letters to owners, many concerning the upkeep of their lawns. There were 13 requests for Architectural changes this year. All but two were approved.

Ms. Quass thanked all the members of the ACC for their hard work: Shon and Kerri Reetz, Ed Reynolds, Jeff LaCava, George Schweitzer, Evan Richey, Tom Meyers, John Taylor, Bonnie Covage, Patrice Baker, Dorothy Burke, Chuck Parnell, and Board Liaisons Mary Faber.

She said that recently an off-shoot of the ACC was started. A Park Committee, which will look into improving the WEV park. Jean Kline and Shon Reetz are heading up the committee. Lastly, Laura encouraged everyone to get involved with their neighborhood, saying that this is your community and it will only be as good as you make it.

Jean Kline then spoke briefly about the Park Committee. The committee is performing a survey of owners to get ideas on improvements the Association can make to the park. 70 have been done in person (door-to-door) and owners who were not contacted will receive an email. Owners can also call Jean and she will do the survey over the phone. Once completed, the committee will put together some designs based upon owner suggestions, and submit them to the Board.

**Approval of Minutes:** President Fagan asked for a motion for approval of the October 23<sup>rd</sup> 2015 Annual Meeting minutes. Owners moved and seconded for approval. Discussion. The minutes were approved by a voice vote of the assembly. Mr. Fagan then introduced Darla Berge to give a financial review of the Association.

**Financial Review:** Treasurer Berge (referencing the budget handout) said that as of the third quarter, the Association has approximately \$32,000 in operating funds and \$100,000 in the Reserve account. Based on our reserve study, we are about 52% funded. That is not too bad, but we will need to do better in the future. The 2017 budget will continue to fund the reserve account at the current rate. I do anticipate an increase in assessments in the near future in order to put more in our reserve account. This year, at third quarter, we have collected approximately \$51,000 in assessments and expensed about \$50,000 in operating expenses. Our utility expenses are down this year, Thanks to cost cutting measures taken by the Board. Next year we will be doing some irrigation system repairs and some tree trimming that needs to be done, so we have budgeted for those. We will be contributing \$22,000 to the reserve

account.

Mr. Fagan spoke briefly to encourage owners to sign-up to receive communications from the Association via email. One of our largest expenses is in printing and postage. The more owners who receive information through email, the more the Association can save.

President Fagan then introduced owner Shirley Brooker to speak on the Neighborhood Watch program.

Ms. Brooker encouraged owners to go to the Neighborhood Watch website and learn more about it. Neighborhood Watch is not a function of the Board, it's about our neighborhood. She said that it's concerns neighbor talking to neighbors, knowing who to contact and being aware about what is going on in your neighborhood. We tried to get a Neighborhood Watch representative to speak tonight, but it was too short of a notice. But she will get some hand-out and see if they can be distributed to everyone for more information about it.

**Elections:** Mr. Fagan called three times for nominations from the floor for the offices of Secretary and Treasurer. No nominations were offered. Mr. Fagan then asked the membership to cast their ballots.

#### **Hearing of the Membership:**

An owner asked if someone could park their car in the street for five days without moving it?

*The current rule is that if the car is being used, it can park there. Mr. Fagan encouraged people to talk to their neighbor about issues like that.*

A member said that their neighbor's plants are encroaching on the sidewalk by their home.

*Mr. Fagan said to give the information to the new ACC Chair (Jean Kline) and she would communicate with the owner about the problem. He explained the procedures the Board follows for following up on a complaint.*

Owner Jeff LaCava spoke on the proposed changes to the community's CC&Rs. Mr. LaCava reviewed the Board's attempt this year to change the CC&Rs. The owner response to the vote was disappointing. He felt the owners did not understand what the changes were. The Board was attempting to accomplish three things: to remove references to the Declarant, who is no longer involved with the Association; to clarify the language and make the document easier to understand; and to correct some things that do not correspond to the Oregon Planned Community Act. A discussion followed. Mr. LaCava handed out a new version of the CC&R changes that he hoped would clarify the proposed changes. He said if anyone had any questions, contact him and he would be happy to discuss them. He said that the Board was open to further revisions based upon owner comments.

A member rose to thank Laura Quaas for her work as ACC chair. He said that Laura came over and helped him prune his shrubs, and he appreciated that very much. There are

many elder residents in WEV who need some help keeping up their homes, and as good neighbors, we should help one another.

An owner commented that a sign is needed on Court Street that says 'No Exit.'

An owner commented that since the barbed wire went up on the park fence, she has seen kids jumping over the fence of a neighbor. She wondered if the neighbor has been informed of this.

*The ACC said the neighbor has been informed.*

An owner asked if there could be another meeting on the changes to the CC&R's.

*Mr. Fagan said yes, and the Board will discuss how to better present the changes to owners. Discussion followed.*

An owner rose to say he would like to join the Park Committee. He would like to see the park become more dog friendly.

**Election Results:** Mary Faber announced the election results: 73 votes were cast for Darla Berge for Treasurer; 63 votes were cast for Louis Dashofy for Treasurer. One vote was cast for Calla Taylor for Secretary. Mr. Dashofy was re-elected Secretary of the board and Darla Berge was elected Treasurer.

**Adjournment:** A motion to adjourn was made at 7:58 PM. The assembly seconded and approved the motion.



### **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](http://www.wevhoa.org). Requests must be received at least four days prior to the meeting.

#### **Board Meeting Dates**

Thursday, January 19th @ 7:00 PM

Thursday, February 17th @ 7:00 PM

Thursday, March 17th @ 7:00 PM

## Recycling Your Christmas Tree

When the old Christmas tree is dropping needles, it means the holidays are winding down. In Lane County, there are several options for recycling your tree.

You can take the tree to the Lane County Waste Transfer station in Glenwood. If you go to the transfer station with just a tree, you will be charged the basic trash fee of \$9.

If you have curbside recycling with yard debris collection at your home, you can cut up the tree with a saw and put it in your recycle bin.

Local yard debris processors are another option. Rexius and Lane Forest Products both offer Christmas tree recycling for a small fee (usually two dollars). Trees are ground up, composted and incorporated into soil amendments, which could wind up next spring in your vegetable garden, completing the cycle.

It's not just a token amount of trees that hit the recycle pile. Before the season is out, over 5,000 used Christmas trees will be recycled at the facilities.

One final idea: community groups such as schools or the Boy and Girl Scouts have fundraising drives, and for a donation they'll gladly take that dry tree off your

## WEV Neighborhood Watch

This year, several WEV members started a Neighborhood Watch program in West Eugene Village after the community suffered from some local kids causing trouble. The Board encourages owners to consider getting involved in Neighborhood Watch.

Neighborhood Watch is one of the oldest and most effective crime prevention programs in the country, bringing citizens together with law enforcement to deter crime and make communities safer. Sponsored by the [National Sheriffs' Association](#) (NSA), Neighborhood Watch can trace its roots back to the days of colonial settlements, when night watchmen patrolled the streets. The modern version of Neighborhood Watch was developed in response to requests from sheriffs and police chiefs who were looking for a crime prevention program that would involve citizens and address an increasing number of burglaries.

Launched in 1972, Neighborhood Watch counts on citizens to organize themselves and work with law enforcement to keep a trained eye and ear on their communities, while demonstrating their presence at all times of day and night. (The program took off quickly: in just ten years, NSA data showed that 12 percent of the population was involved in a Neighborhood Watch.) Neighborhood Watch works because it reduces opportunities for crime to occur; it doesn't rely on altering or changing the criminal's behavior or motivation.

If you would be interested in learning more about Neighborhood Watch in WEV, please contact Shirley \_\_\_\_\_ at



CONGRATULATIONS TO THE  
WEST EUGENE VILLAGE

HOLIDAY DECORATING CONTEST WINNERS:

1ST PLACE:

2ND PLACE:

3RD PLACE:

THE CONTEST BEGAN ON DECEMBER 1ST AND RAN THROUGH DECEMBER 15TH. JUDGING WAS ON DECEMBER 14TH BY THE ARCHITECTURAL COMMITTEE MEMBERS. FIRST PRIZE RECEIVED \$50, SECOND PRIZE \$35, AND THIRD PRIZE \$20. THANKS TO EVERYONE WHO PARTICIPATED. THE NEIGHBORHOOD LOOKS FESTIVE AND READY FOR THE HOLIDAYS!

The West Eugene Village

**VILLAGE VOICE**

is brought to you quarterly by:

West Eugene Village

Homeowners Association

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