



WEST EUGENE VILLAGE

Spring

THE VILLAGE VOICE

2018

CC&R's Amendments To Be Voted On

The West Eugene Village Board of Directors and a group of concerned owners are proposing amendments to the Association's Declaration (CC&R's). In the near future owners will receive in the mail a voter information packet and a ballot to vote on the amendments. This is the second attempt in recent years to change the document. In 2016, amendments to the CC&R's went to a vote of the owners, however, not enough ballots were returned to approve the changes. Since that time, the Board has worked with concerned owners to make additional changes that have been suggested at meetings with residents.

There are three main purposes for amending the CC&R's (Conditions, Covenants, and Restrictions). The first is to bring them into compliance with the *Oregon Planned Community Act*, the state statutes which regulate homeowner associations. The second purpose is to remove the "declarant" wording from the document. The declarant (or developer) was Fuqua Homes. Until a planned community is over 50% developed, the declarant has a great deal of power over the community's homeowner's Association. In 2010, Fuqua turned over the running of the association to the homeowners. The amended CC&R's would remove the declarant powers from our documents. The third purpose is to remove some of the more severe clauses and obscure references in the CC&R's.

These changes are important and will make West Eugene Village a more desirable place to live. The board of directors and the many owners who have worked on this project urge you to take the time to read over the information, vote and return your ballot. You won't even need a stamp. We must have 75% of the owners vote in favor of the initiative in order for it to pass.

Neighbors Helping Neighbors

WEV owner Shelly Edmondson would like to start a Neighbor Helping Neighbor group in our community to help neighbors that are experiencing difficulties. The group would make meals for people who are ill or grieving. If you would be interested in helping out, email



Shelly Edmondson at westeugenevillage@gmail.com.

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 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.

Goodbye Gary

The association wishes to say goodbye to long time WEV resident Gary Cox who passed away on January 30th. Friends of Gary say he was a man of few words who loved a great joke, a great football game and a great beer. He will be missed. Our condolences to Julie, his wife of 46 years.

Association Change Request

At the board meeting held on March 22nd, the West Eugene Village board of directors approved changes to the Change Request Criteria used by the ACC. These guidelines are what determines if an owner requires ACC approval for changes to their property. The new Criteria reads as follows:

Association Change Request Criteria

These are the criteria for any change request submitted to the Association for approval, in accordance with West Eugene Village Declaration Sections 6.1 and 9.7. Any proposed changes may not violate Association Rules or Regulations. It is not the responsibility of the West Eugene Village Homeowners Association to insure that all City of Eugene building codes are followed. The homeowner is solely responsible for following all City of Eugene building codes when making modifications to their property.

1) Home and Structure Colors Exterior paint colors must harmonize with surrounding homes. Any additions or added structures, such as awnings or storage sheds, must be painted with the same colors and in a similar style as the home. Colors that closely resemble the current colors of the body and trim of the home do not need to be approved by the Association. Changes to either the body or trim of the home requires Association approval.

2) Landscaping

2.1) Front Yards

a) *Shrubs*: Adding or replacing plants or shrubs in one's yard does not require Association approval, unless the plant is considered an invasive species. Plants which are considered invasive require Association approval. The information submitted will require descriptions and drawings of how the plant will be contained within its designed growing area. Even with Association approval, if the plant spreads beyond its designed growing area, the homeowner will be solely responsible for any costs with removal of the plantings and restoration of the affected area, regardless of the property effected.

b) *Planting Trees*: This section only pertains to trees that are expected to grow more than ten (10) feet in height or have a diameter larger than eight (8) inches. Trees which are added to an owner's landscaping only require approval for location.

c) *Removing Trees*: Trees may be removed without approval of the ACC. The cost of the removal will be the responsibility of the homeowner, unless the Association decides otherwise.

2.2) *Back Yards*: Areas within the fences are considered back yards. Any alterations to this area does not require Association approval accept:

a) *Invasive Species* must follow the procedures outlined in this document under section 2.1(a).

b) *Structures and Additions* must follow rules set forth in section 4.

3) **Driveway Extensions**: Any driveway extension must be made of concrete and designed to insure that a vehicle can be completely removed from the street.

3.1) *Materials*: Any box which is contained inside the driveway must be made of steel or concrete and designed to handle the weight of a vehicle.

3.2) *Hydrants, Cable, Telephone, and Electrical Junction Boxes*: Driveways must remain at least one (1) foot away from these connections.

3.3) *Water Valves and Meters*: These items may be located inside a driveway as long as they are accessible through an approved box listed above.

4) **Building Extensions**: All building extensions or additions, including awnings, must follow these guidelines.

4.1) *Permits*: Any changes that require a building permit from the City of Eugene must be approved by the Association prior to being submitted for a City permit. If the Association approves the change, the design may be submitted to the City of Eugene for a building permit. After approvals have been met, construction may begin after the Association has been notified of the building permit number.

4.2) *Setbacks*: All buildings or structures must be at least five (5) feet from the property line, or ten (10) feet from the nearest structure. A homeowner may be required to move or modify the structure, in the future, if an adjoining owner wishes to install a structure five (5) feet of the property line, and the new structure comes within ten (10) feet of the existing structure.

5) **Flag Poles**: Flag poles require building permits regardless of location, and must follow procedures listed in section 4.1 if they are more than 12 feet in height.

6) Exterior Devices

6.1) *Satellite Dishes/Antennas*: Installation of satellite dishes (located at the rear of the home if possible) do not need to be pre-approved, but must be installed by a professional, licensed service company. Wiring must be run in such a way as to minimize being seen.

6.2) *Security Devices*: These devices do not require Association approval, but must follow the requirements in the West Eugene Village HOA Rules and Regulations.

6.3) *Air Conditioning Units and Other Devices*: Exterior portable window air-conditioning units or similar devices that protrude beyond the window casing must have approval in writing from the Association prior to installation unless they are not visible from the street or other Common Areas.

6.4) *Solar Panels*: Solar panels need Association approval to insure that the panels are installed in a way which harmonizes with the home and surrounding area. Solar panels must be installed by a licensed professional.

hello spring!

It is spring and the flowers are blooming again and West Eugene Village is looking good. Now its time to get outside and work in the yard and garden. Here are some Spring Gardening Tips:

Set mower blade at 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.

It is time to do your final pruning and thinning of your roses. They will also need to be fertilized. It is a good time to feed your rhododendrons, azaleas and shrubs. *Triple 16* is a great fertilizer for all of your evergreen trees and shrubs. You will want to use a different fertilizer made for acid loving plants for your rhodys and azaleas.

Prune gooseberries and currants; fertilize with manure or a complete fertilizer. Prune spring-flowering shrubs after blossoms fade. Fertilize caneberries using band fertilizer, broadcast fertilizer or a complete fertilizer or manure.

Divide hosta, daylillies 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).

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. To control rose diseases such as black spot, remove infected leaves and spray as necessary with registered fungicide.

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 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.

The best treatment is with an insecticide specifically formulated for Crane Fly. Jerry's and Home Depot carry a good product that is great for the home owner. It is *Bayer* brand lawn insect killer. You will need to apply it with a fertilizer spreader. 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.



Happy Gardening!

New Fine Schedule

At the November board meeting, the board of directors approved an update to the West Eugene Village fine schedule. The association's fine schedule now reads as follows:

Late Fees shall only be assessed in accordance with the Declaration of Covenants, Conditions and Restrictions (CC&R's) of West Eugene Village (WEV) Homeowners Association Section 4.9.

Payments. Payments of less than the full amount of all assessments and other charges which are due, or any payment which is made late shall cause the owner to be subject to a late charge.

Amount. The assessment not paid after thirty days of the due date shall bear late fees of \$15 per month, and interest at the rate of ten percent (12%) per annum from the date of delinquency.

Non-sufficient funds. Any payment that is returned for insufficient funds will be charged an additional \$25.

Yard Maintenance Fine. A Yard Maintenance Fee shall be applied when a homeowner violates CC&R's section 5, 9.4, 9.5, 9.7, 9.10, 9.13 or 9.17 or items under section 3 of the Rules and Regulations. The total fine may be assessed individually or combined as follows;

Base Rate. The basic fine for this infraction is \$50 per occurrence.

Added Charges. Additional charges may be assessed if a contractor or service is required to resolve the issue that resulted in the fine. The amount assessed will be equal to the contractor or services fees for completing the task to resolve the issue plus the base rate fine.

WEV Holiday Decorating Contest Winners

Thank you to everyone who decorated your homes during the holidays. The village looked beautiful. The Architectural Committee toured the property in mid-December and awarded the following awards:

First Place: lot 30 - \$50

Second Place: Lot 71 - \$35

Third Place: Lot 165 - \$20



Future Board Meeting Dates

The WEV Board of Directors meets monthly. Meetings begin at 7:00 PM. All residents are welcome to attend. The meetings are held at 5275 Bridgewater St. 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

April 19th @ 7:00 PM

May 17th @ 7:00 PM

June 21st @ 7:00 PM

West Eugene Village Community-Wide Garage Sale

There will be a community-wide Garage Sale on the weekend of June 23rd and 24th 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.

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:

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

Chuck Parnell, *BOD Member At Large*

Visit our web site at:

wevhoa.org