



WEST EUGENE VILLAGE

Summer

THE VILLAGE VOICE

2018

Send in Your Ballot!

You should have already received your ballot for the proposed changes to the association's CC&Rs (Conditions, Covenants, and Restrictions). The Board of Directors and a group of concerned owners have proposed the amendments to bring them into compliance with the Oregon Planned Community Act, to remove the "declarant" wording from the document and to revise some of the more severe clauses and obscure references.

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. The ballot deadline has been extended to September 3rd.

WEV On-line

More and more West Eugene Village owners and residents are using our on-line services. For those of you who haven't yet taken the plunge, here are some of the services that are available at wevhoa.org.

First of all, our governing documents and forms (including ACC forms) are available for you to view or print for your use. There is also an easy to use "Contact Us" page where you can easily email the board your questions or concerns.

From the homepage, you can click on a button to take you to our accounting software where you can login to your portal and make payments or view your account ledger. You can 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 to set up recurring payments for your WEV assessments. There is also an option to pay by credit card.

You can also read past newsletters on-line, or drop us a line and we will email you the newsletter and save the



association the postage. We can also send your quarterly statement to your email, or you can send us articles for the WEV newsletter.

If you haven't received an activation email to set up your portal to pay on-line, please contact us by email at westeugenevillage@gmail.com and we will get an email invitation sent out to you right away.

WEV Reserve Study

The board of directors has commissioned Schwindt & Co. out of Portland to perform a professional reserve study for West Eugene Village.

Reserve studies are required for home owner associations in Oregon by the Oregon Planned Community Act, and WEV has done its own reserve studies in the past. But this will be the first time a full professional reserve study and maintenance plan has been performed for the community. With West Eugene Village approaching twenty years old, the Board feels it is important that a professional study be done so that we may be assured that the association has adequate funds in reserves for the upkeep and maintenance of the property.

Schwindt & Co. will provide WEV with a detailed survey of all the property and components the association is responsible for and provide cost estimates for all repairs, replacements and maintenance of those components. It will also compute the yearly contribution required to maintain the fund. With this information, the Board can properly budget for future expenditures.

Please Pick Up After Your Pets

It doesn't take much to remember that we have pets in our community. In fact, if you don't watch your step, your 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 other pets. One of the most common forms of disease transmission between dogs is through fecal matter. When walking your dog in our community, remember that it should be leashed. Also, it is important to remember 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 WEV, but also towards the elimination of one of the most irritating nuisances in our community. Thank you for your cooperation!



House Prices Continue to Soar In Eugene

Sale prices for Lane County single-family homes are up more than 20 percent in the past year-and-a-half, and housing inventory is at its lowest in more than a decade.

According to Zillow, the median home value in Eugene is now \$293,500, and Eugene home values have gone up 7.4% over the past year. The median price of homes currently listed in Eugene is \$334,000.

The median home sale price here is now closing in on median prices in much larger markets, such as Austin, Texas, Salt Lake City, Utah, and even Miami, Fla., according to data from the National Association of Realtors.

Experts say that the rising prices in Eugene and the rest of Oregon are the result of our land use controls and urban growth boundaries. The beneficiaries are current property owners, who gain at the expense of those who are renting, including those who want to buy homes. All of which makes West Eugene Village look like a bargain. We can be thankful that we purchased homes here when we did.

Neighborhood Watch Tips

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

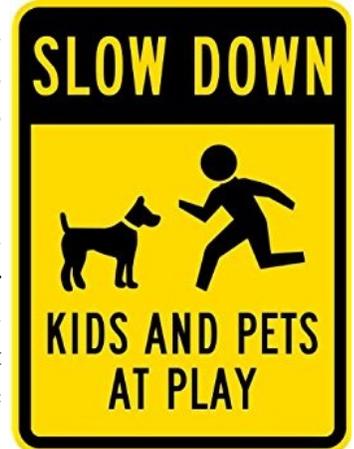
neighborhood:

1. Someone running from a car or home.
2. Someone screaming. If you can't explain the screams, call law enforcement and report them.
3. Someone going door-to-door in the neighborhood or looking into windows and parked cars.
4. Someone asking about past residents.
5. Someone who appears to have no purpose wandering through the neighborhood.
6. Unusual or suspicious noises that you cannot explain, such as breaking glass or pounding.
7. Vehicles moving slowly without lights or without an apparent destination.
8. Business transactions conducted from a vehicle. This could involve the sale of drugs or stolen goods.
9. Offers of merchandise available for ridiculously low prices. The merchandise might be stolen.
10. Someone walking or running while carrying property at an unusual time or place.
11. Someone removing property from unoccupied residences.
12. A stranger entering a neighbor's home which appears to be unoccupied.
13. A stranger in a car who stops to talk to a child.

Speed Bumps Anyone?

The most common complaint the Board receives from residents in WEV is that people drive too fast.

Our speed limit is 15 mph. Signs are posted everywhere, and in the newsletter we constantly remind people to slow down. But it doesn't seem to affect the repeat speeders.



With sidewalks on only one side of the street, it's not uncommon to see dog walkers on the roadside or children playing in the street. There is increasing concern that someone is going to get hurt.

The Board of Directors is currently discussing the possibility of installing speed bumps or speed humps. Do you have an opinion? Speed bumps can be disruptive, and speed humps (the six-foot wide ones) can be expensive, but they could help deter our speeders.

The Board would like to know your opinion. Drop us an e-mail at westeugenevillage@gmail.com.

Why A Reserve Study is Important

In determining how much we should be paying in maintenance assessments each month, the Board of Directors must estimate how much West Eugene Village is going to spend for operating expenses and how much it must save for future repairs and replacement of common area assets (reserves). However, in order to know how much to set aside for those repairs and replacements the Board needs to know approximately when those repairs and replacements are going to be needed. A reserve study helps to provide that information to the Board.

Oregon state statutes require that community associations annually conduct a reserve study or review and update an existing study to determine the reserve account requirements. The results of the reserve study play an important role in determining how much of our monthly assessment will be used to fund the reserve account.

A reserve study identifies the major components which the association is obligated to repair, replace, restore, or maintain. In addition, a reserve study provides estimates for each components remaining life, cost of maintenance or replacement and the annual dollar contribution required to perform the work.

The Board of Directors consider the findings of the reserve study when they set WEV's operating budget for the upcoming fiscal year, thus determining our monthly assessment. The reserve study is a valuable tool that our Board uses in order to ensure that our association has the funds available to properly maintain and replace our common area assets when needed.



Eugene Pro Rodeo

The 26th Annual Eugene Pro Rodeo will be held on Tuesday, July 3rd – Friday, July 6th, 2018 in Eugene.

Watch cowboys and cowgirls compete in bull riding, barrel racing, steer wrestling and roping events. Wednesday is the Fourth of July Celebration with a large fireworks display, Friday is Kids Night and Saturday will have the Firecracker Bull Ride and motorcycle jumpers. The PRCA Rodeo beings at 7:30 p.m.

Dates: July 3, 2018 - July 6, 2018

Location: Oregon Horse Center

Address: 90751 Prairie Rd, Eugene, OR 97402

Phone: 541-689-9700

Time: 6:00 PM to 12:00 AM

Price: \$10 - \$16

Art in the Vineyard

The Maude Kerns Art Center presents the 35th Annual Art in the Vineyard Festival, the premier art and wine festival of the Southern Willamette Valley. The Artist Marketplace will take place 11 AM - 8 PM on Friday and Saturday, 11 AM - 5 PM on Sunday.

Dates: July 6th, 7th and 8th

Location: Alton Baker Park, 100 Day Island Rd.
Eugene, OR.

Phone: 541-345-1571

Time: 11:00 AM to 8 PM

Price: \$5 Youth, \$10 Adult

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!

Date: July 4, 2018

Location: Donald St Hill

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

Phone: 541-484-9883

Time: 7:30 AM

Price: \$25 - \$35

Creswell July 4th Celebration & Parade

This crowd-pleasing annual tradition starts with 7 AM pancake breakfast. Come early to get your seat along the parade route. The parade starts at 11 AM and goes to about 12:30 PM and is a wonderful celebration of our independence that brings home big slices of red, white, and blue; a celebration that unfolds in all its splendor right here in our community. It's a day that ends with a fireworks display after dark.

Date: July 4, 2018

Location: Creswell Chamber of Commerce

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

Phone: 541-895-4398

Price: Free

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.



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 to be on the agenda must be received at least five days prior to the meeting.

Board Meeting Dates

July 19th @ 7:00 PM

August 16th @ 7:00 PM

September 20th @ 7:00 PM



As a homeowner, you have a big stake in the safety and cleanliness of your neighborhood. How can you ensure that your community will be properly maintained and cared for? The best way is to volunteer with your homeowner's association. HOA positions are unpaid, however, the satisfaction of knowing your community is being well taken care of often outweighs any monetary compensation. Contact us at:

wevhoa.org

Architectural Committee Reminders

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.

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.

A reminder to owners: 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: P.O. Box 26505, Eugene, OR 97402.

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