



# WEST EUGENE VILLAGE

FALL

THE VILLAGE VOICE

2017

## ANNUAL MEETING



### 2017 Annual Meeting of WEV Owners

The Annual meeting of West Eugene Village Home-owners will be held on Monday, October 23rd at 7:00 PM at Prairie Mountain School, 5303 Royal Ave. Eugene.

At least 36 lots must be represented in order to have a quorum to hold a meeting, so all owners are encouraged to attend. Sign-in begins at 6:30 PM.

Agenda items include an update on our finances, the budget for 2018, possible changes to our CC&R's, and election of two Board seats: Vice-President and Member-at-Large..

If you are interested in serving in either capacity on the board of directors, please contact Louis Dashofy, Nominations Chair, at: [westeugenevillage@gmail.com](mailto:westeugenevillage@gmail.com). David Reese, the current Vice-President, and Chuck Parnell, the present Member-at-Large, have agreed to seek re-election, but the more people running the better.

If you cannot attend the Annual Meeting, please take a moment to fill out the proxy you will be receiving in the mail with the September billing. It will register you at the meeting for the purpose of attendance, and allow us to establish a quorum. If we do not achieve a quorum at the meeting, we are required to cancel the meeting and schedule a second meeting, which will cost all of us money. So please fill out the proxy and mail it to: West

Eugene Village HOA, P.O. Box 26505, Eugene, OR 97402.

### Back to School and Speed Limits

The Bethel School District begins classes in September, so children will be out and about, walking to and from school. Please drive safely and remember that the speed limit in WEV is 15 MPH! There have been a lot of complaints about speeding around corners, especially by the park area. There are new families with younger children moving in, so be aware and be safe. Please keep it under 15 mph at all times in our neighborhood.

### Vote Coming on CC&R Changes

The Board of Directors has completed it's work on revising the Association's Covenants, Conditions, and Restrictions (CC&Rs) after incorporating suggested changes from owners, and is preparing to present them to the membership to vote on. Changes to the CC&Rs require a seventy-five percent approval of the ownership.

The CC&Rs are an important document because they define the restrictions, limitations, and rules owners place upon themselves. These include guidelines about easements, membership and voting rights, assessments, reserves, common areas, architectural and lawn restrictions, enforcement, and wetlands protections. The Board is seeking to make our CC&R's more internally consistent and reflect current Oregon Planned Community laws.

In the near future members of the Board will be delivering copies of the proposed changes to owners door-to-door so that you may review them prior to the Annual Meeting of Owners in October. The proposed changes will be the focus of discussion at that meeting. The CC&R changes will be attached to the blog on the News/Events page of our website. It is imbedded in the blog with a link to the "CCR's edits". You can click on the link and the edits will come up in pdf format. A vote on the initiative to change the CC&R's will be scheduled after everyone has had an opportunity to discuss the changes.

## Bethel Park/YMCA Master Plan



West Eugene Village is just a few blocks from Bethel Park on Avalon Street. The proposed expansion of the park will directly effect us both as a new amenity and also with a possible increase in traffic along Avalon. Here's what's going on:

The Eugene Family YMCA approached the City of Eugene Parks and Open Space Division in 2009 with a proposal to expand their services in the Bethel area by constructing and operating a new facility in Bethel Community Park. Given that the Bethel area did not have an adequate community center or recreation services, and the City did not have the resources to add those services, the Parks and Open Space Division felt the idea merited consideration.

Four public meetings were held between May 2011 and January 2012 in the Meadow View School auditorium and four separate web-based surveys were given during the outreach process. Over 650 community members provided individual responses to these surveys. As a result of staff analysis and public input, a revised master plan allowing for a larger community center that could accommodate the Y was proposed.

Now that the updated Master Plan has been approved, City staff is working closely with the Y on a park land lease agreement and required land use planning update. The YMCA is concurrently raising funds for development. For specific questions about the YMCA, please contact Julie Grossman at 541-686-9622.

## 2017 Annual Owners Meeting of West Eugene Village, Inc.

Monday, October 23, 2016 at 7:00 PM

Prairie Mountain School,  
5303 Royal Ave. Eugene, OR

1. **CALL TO ORDER:** Meeting called to order at 7:00 PM by President Tom Fagan
2. **ESTABLISHMENT OF QUORUM:** Secretary Louis Dashofy (36 lots required)
3. **INTRODUCTIONS AND PRESIDENT'S COMMENTS:** Tom Fagan
4. **APPROVAL OF MEETING MINUTES:** Reading and/or approval of the minutes of the October 24, 2016 Annual Meeting
5. **REPORTS:**  
Financial Review and 2018 Budget: Darla Berge  
Discussion of CC&R Changes: Tom Fagan, Jeff LaCava
6. **ELECTION:**  
Call for Nominations and Casting of Ballots for the Offices of Vice-President and Board Member at Large.
7. **HEARING OF THE MEMBERSHIP:**
8. **ELECTION RESULTS:**
9. **ADJOURNMENT**



## 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

September 21st @ 7:00 PM

October 19th @ 7:00 PM

November 16th @ 7:00 PM

## WEV Board to Begin Fining Residents Who Do Not Maintain Their Lawns

One of the reasons many of us were attracted to West Eugene Village when we were looking for a home were the well kept lawns and building exteriors. It is not by chance that the neighborhood looks so well maintained. The homeowners association's CC&R's and rules require owners to maintain their property.

Each resident is responsible for the normal upkeep of their yards, such as watering, weeding and mowing, crane fly control and the routine pruning and cutting of shrubs/trees, and other flora to prevent any overgrowth onto pathways and common areas. Our rules state:

### *Lawn and Grass Care during the Growing Season*

- A) *Lawns must be mowed on a regular basis, lawn height not to exceed six inches.*
- B) *No part of the lawn can run onto paved surfaces such as sidewalks, curbs and common areas.*
- C) *Lawns/plants/shrubbery must be watered on a regular basis.*
- D) *Weeds in lawn, gardens, sidewalks and driveways must be controlled.*
- E) *Lawn debris, including lawn clippings must not be left along the curb, sidewalk or street, and tree and shrub trimmings, must be removed from view from the front yard after the maintenance is performed.*
- D) *Crane fly control must be performed at least twice yearly. Insecticide application is most effective between April 1 and April 15 and in October. "Crane Fly Kill" may be applied any time you see activity, but must be applied at least twice a year.*
- E) *Regular fertilizing and moss control applications are recommended but not enforced.*
- F) *All dead plants, shrubs and trees must be removed in a timely manner.*

Most of our residents are good about keeping their homes in good order. But some newer residents have been ignoring their obligation to their neighbors to maintain their lawns. The ACC and the Board will soon begin sending reminders to those residents of their obligation. The Board has the authority to fine owners who do not follow the rules regarding lawns. It can file liens against owners who do not pay those fines. It also has the authority to pay contractors to maintain the lawns of residents who don't and to charge back the owners for those services.

## Crane Fly Control

It's that time of year again! October is a great time to treat for Crane Fly. If you don't know what it is, here's some helpful info on how to spot it and how to treat it. Just a reminder, the HOA requires all homeowners to treat their lawns in March and October.

### *What is Crane Fly?*

Crane Flies are insects that can damage and even kill your lawn. New lawns are especially susceptible because their root system is not yet well-developed. Crane Fly larvae feed in the root zone during winter months, which is why it is best to control Crane Fly larvae in the fall before significant root damage occurs.

Both adults and larvae are fairly easy to identify. Adult crane flies are medium to large insects that resemble large mosquitoes but are harmless. Like all fly larvae, Crane Fly larvae lack a distinct head and legs. Since they feed on plant roots they are found in soil, just below the surface, in the root zone.



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.

### *How does Crane Fly affect my yard?*

Crane Fly larvae feed on grass roots but a few larvae will not cause noticeable injury to healthy grass. High numbers, however, can cause so much root injury that the grass no longer can get the water and nutrients it needs and the turf dies as the weather warms in summer. 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. Young larvae that occur during the fall are also the easiest to control.

### *What are the treatment options?*

The best treatment is with an insecticide specifically formulated for Crane Fly. Lawn insecticides that are labeled for white grub control are often approved for Crane Fly control as well. However, read product labels carefully to ensure that Crane Fly is listed.

The WEV community landscaper, D&S Landscaping, is happy to come by and treat your lawn for you. Pricing is around \$20 - \$25, depending on yard size.

### Architectural Committee Report *by Jeff LaCava*

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.

Please 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.

I am pleased to announce that the revised Declaration (CC&Rs) on which this community's rules are based, is ready for your review. All residents will soon receive copies of the proposed CC&R's and a Letter of Explanation. The two documents combined shows the changes requested as well as the intent for the revisions. Please review these documents before the Annual Meeting scheduled in October. At that meeting, the Board and I will be present to answer any additional questions you may have, and get a feel for the response in the requested changes.

Oregon Law requires that 75% of the members approve the change, so it is everyone's responsibility to take the time to review and vote on these changes. If you cannot make the meeting or request some additional information, you can contact me Jeff LaCava by phone (541)968-1335 or email [ITCW95@gmail.com](mailto:ITCW95@gmail.com).



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:

**[wevhwa.org](http://wevhwa.org)**

## Holiday Decorating Contest



**WIN UP TO \$50  
IN THE WEV HOLIDAY  
DECORATING CONTEST**

THE CONTEST WILL BEGIN ON DECEMBER 1ST AND RUN THROUGH DECEMBER 15TH. THE JUDGES WILL CONSIDER THE BEST USE OF LIGHTS AND BEST THEME AND DESIGN.

JUDGING WILL BE ON DECEMBER 16TH BY THE ARCHITECTURAL COMMITTEE MEMBERS. FIRST PRIZE WILL RECEIVE A \$50 VISA GIFT CARD, SECOND PRIZE \$35 AND THIRD PRIZE \$20.

EVERYONE IS ENCOURAGED TO PARTICIPATE. LET'S MAKE OUR NEIGHBORHOOD THE MOST FESTIVE IN EUGENE!

## 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*     Darla Berge, *Treasurer*  
Chuck Parnell, *BOD Member At Large*

Visit our web site at:

**[wevhwa.org](http://wevhwa.org)**