



2021 Spring/Summer Newsletter

President's Message

It is in times like these that we are reminded just how important community is. This last year has been challenging in countless ways, and we are not yet able to ease up on our vigilance just yet. The Board has been able to continue meetings through Zoom to keep up with neighborhood business. And this beautiful spring, the presence of neighbors out walking and talking and enjoying the outdoors, kids returning to classrooms, and even the resumption of our neighborhood garage sale are all welcome rewards for our patience.

You can now check out our redesigned website (more on this later in the newsletter). It will provide better access to important HOA documents, easy to find updates to local news and events, as well as offering streamlined channels of communication with the Board.

I sincerely look forward to our continued efforts together in the year to come, keeping our community a strong, safe, and welcoming one. Thanks to each of you for all you do to be great neighbors. Hope to see many of you at the Garage Sale in June!

James Carwile
HOA President



Annual Neighborhood Garage Sale

NEW DATE:

• **Saturday, June 26th** •



Somerset Hills HOA 43rd Annual Garage Sale will take place this year on June 26th, from 9:00 to 3:00 p.m. The sale includes homes on Wilshire Lane, Windsor Circle, Wilshire Drive and Chaucer Court. We normally hold it in May, but to hopefully have better weather, and in consideration of Covid-19 precautions, the Board elected to delay it into the summer.

Participation is easy; all you do is have your items in your driveway or yard by 9:00 a.m. and begin selling. You keep all your proceeds! Please be safe and follow local and CDC guidelines.

The HOA provides advertising (in the Register Guard and on Craig's List) and posts signs around the neighborhood. Due to the pandemic, we will not be able to have a donation truck pick up unsold items as in past years.

If you plan to participate, please let Board Member Nola Colvin know (541-915-1480) before June 24th so that there is a sign near your home. Plan to join in the fun either as a seller or a treasure hunter!

Street Repaving of Windsor Circle

The time finally arrived for the repaving of Windsor Circle. The street was long overdue for rebuilding, and thanks to Knife River Corp., it is happening sooner than expected! With the repaving project, undersurface improvements with gravel are being made to promote drainage, and crosswalks are being updated to current standards. EWEB and NW Natural Gas made inspections and improvements prior to the street repaving. When the work is completed around the middle of June, Windsor Circle will offer a smooth ride, but keep your speed under 25 mph! Keep an eye on our website for updates as the work progresses.

Resolving Resident Complaints - A How To Guide

Whether complaints are something simple or complex, they can be tricky to navigate with your neighbor. If possible, communicate the problem directly; then work with the neighbor toward resolution in a polite and respectful manner. Many times this works remarkably well. Occasionally, there can be issues that require other approaches to resolve them, and that is where the HOA can help. If you have a concern, you can send a letter or email to the HOA Board. (The Board keeps all complainants and inquiries anonymous, but we do require that the submission be in writing for action to be taken.) Provide as much detail as possible, including the address or location, with photos as appropriate. The Board will verify the complaint and if warranted, take appropriate action.



Your Dues at Work

Dues payments are needed for the upkeep of our common areas. More than half of our annual budget goes to maintaining these natural spaces. To keep our treed areas safe, a certified arborist walks through possible problematic areas annually to identify trees that need attention due to storm damage, drought, or age. Trees and their needs are rated from low to high priority based on their condition and location. This year, a 125-foot dead fir tree along the creek path off Wilshire Lane was removed at a cost of \$2500. Three large damaged/leaning ash trees were also removed along the greenway path at an additional cost of \$3100. When maintenance costs exceed the budgeted amount, additional monies are transferred from our Money Market account. The Board would like to thank arborist Kyle King for his services, and Gillaspie's Tree Service for their skilled work. Owner Dave Gillaspie and his crew have been a knowledgeable and reliable resource to us for many years now. The city of Eugene also requires the HOA to mow our grassy areas behind Windsor Circle E. and along Warren, so a shout out also goes to Jesse Urenda, owner of 4 Seasons Lawncare, who has done our spring mowing for many years (and much of the clean up after winter storms!).

Caution . . . Poison Oak!



Be aware that poison oak grows in our common areas, usually at the base of trees or large woody shrubs. Although it usually grows as a low-lying shrub or small plant with oak-like leaves, there is a variety that grows as a vine up trees and along branches. (The 125-foot dead fir was covered with it 100+ feet up!) Poison Oak has also been found growing in many yards. The oil from the plant causes a painful, itchy, blistering red rash, and this oil (which can be washed off with soap and water immediately after exposure) easily transfers to shoes, clothing, pet fur, and bare skin. So, if you, your children, or pets wander off the path, be sure you know what poison oak looks like and stay clear!



Drought is Affecting Our Neighborhood – Please Help!

Most of western Oregon is now under severe drought conditions once again. Another very dry spring means that plants and trees are struggling to thrive with little water. These ongoing conditions weaken or kill vegetation and trees which is what we are witnessing in our common areas and neighborhood yards. Weak trees are more susceptible to winter storm damage. Our beautiful trees are a huge asset to our livability and increase our home values, not to mention that canopy trees are “carbon gobblers” helping to reduce greenhouse gases. Sadly, Oregon’s state trees, the Douglas firs, are particularly affected by drought. Last year, due to drought and storm damage, more than twelve dead or damaged firs had to be removed along our small strip of land off Warren. That cost the HOA \$5000. Our six-year habitat restoration project along the path area has suffered also with drought conditions. Many of the native trees and bushes that were planted have died or are struggling to survive. The monthly “work parties”*, which have had few participants, have been trying to clear the ground around these trees and plants to eliminate competition for what little rainwater may fall. **In these drought conditions, we strongly encourage homeowners to water their yards, including trees, on a regular basis.** A small increase in your water bill will be far less than the hundreds of dollars to remove a drought-stricken tree. Keeping our neighborhood green also reduces the very real risk of wildfires. Please do your part to keep our neighborhood green!



**If you would be willing to participate in a work party, and have not already been contacted, please send your name, and contact email to somersethillshoa@gmail.com. Thank you!*

Redesigned Website

Our newly redesigned HOA website is online and looking great at www.somersethillshoa.org. We are slowly adding to the archive files, and we hope you’ll find it an easy-to-use resource to access important HOA documents, calendar items, dues information, neighborhood news updates, and as a streamlined portal for reaching Board members with questions and comments.

We send a big thanks to neighbor Alec Nelson (of *OPPEAK Business Solutions*) for his time, help, and expertise in this effort.



2021 Dues

Thank you to all homeowners (131 of 156) who have paid their 2021 dues on time! **HOA dues in the amount of \$54.36 were due by March 31st to avoid late fees.** Reminder letters will be sent to those owners still owing dues. Due to COVID restrictions, there was no annual homeowners meeting in January, so the 2021 budget is published in this newsletter. Our Treasurer will be happy to answer any questions you may have.

Wildfire Season is Here



We live in a very beautiful neighborhood with lots of mature trees, and native vegetation. Unfortunately, we have had drought conditions for quite a few years and it does not seem to be getting any better, resulting in high fire danger throughout the summer and early fall. Most of the HOA dues that are paid are used for cutting damaged limbs from healthy trees, removing dead trees, and pruning trees that may present potential problems for causing property damage. Tall grass along the paths in the common areas is trimmed by homeowner volunteers, Nola Colvin and Michele Mikkelsen, during the spring and summer. Winter “windfall” branches are removed by work party volunteers to reduce fire risk. Homeowners can do their part by maintaining their yards – trim

overgrown vegetation, clean roofs and gutters of dead leaves and tree needles, and keep lawns and shrubs watered and green. Use caution with any outdoor fire and dispose of BBQ coals safely. Please report anyone “camping” in our common areas to EPD and a Board member. Let’s all work to keep our neighborhood safe!

Fireworks and the 4th of July



Unfortunately, along with wildfire season comes fireworks season. We all enjoy celebrating our nation’s birthday, but in dry hot weather we need to do so in a way that minimizes the risk of property damage or sparking a fire. Fines for using illegal fireworks range from \$375 to \$2500. Please follow the City of Eugene regulations for safe and responsible use of fireworks. Currently, fireworks are permitted only on July 3rd and 4th and cannot explode, travel more than one foot above the ground or six feet on the ground. An even safer alternative is to pop the “air pillows” that come in packages. Please be considerate to neighbors with young children and/or sensitive pets! Report illegal fireworks to EPD’s non-emergency number (541) 682-5111, or check online for a special “illegal fireworks” reporting number. See the City’s website - www.eugene-or.gov/2668/Fireworks-Enforcement - for updates and more information.



Trash/Recycle bins, Basketball Hoops and Parking

These are problems that frequently generate complaints because they obstruct sidewalks and streets, making it more difficult to navigate for pedestrians, motorists, and bicyclists. If everyone does their part, it makes a big difference for us all.

Trash, recycling, and yard waste bins should be taken curbside the night before scheduled pickup. After pickup, they are expected to be retrieved before nightfall of that day. It is also expected that the bins be stowed so as not to be visible from the street.

These rules are clearly covered in the CC&Rs (available on the website for your convenience). The intent is to preserve the quality of life in our community, as well as the values of our homes and properties. Please be aware and be considerate; your neighbors will appreciate it.

Street parking and basketball hoops left out are enforced by the City of Eugene. Vehicles, RVs, trailers, boats, etc. may not be parked for more than 72 hours without being moved. When vehicles are parked in a driveway, they *may not extend into the walking area of the sidewalk*. Basketball hoops should not interfere with traffic, parking places, or pedestrians. When not in use, they should be pulled off the street or sidewalk and stored on a resident's property. These are city ordinances and can be enforced if a complaint to the city is made.

2021 Somerset Hills I & II HOA Budget

Property taxes on common/greenway areas	\$65
Rental of P.O. Box for mail	\$120
Corporate Division of Oregon (non-profit membership)	\$50
Liability and D & O Insurance	\$1,950
Mailings/Newsletters/Website	\$550
Annual HOA Members Meeting	\$0
Annual Garage Sale advertising	\$25
Common areas maintenance - (Mowing, tree/limb removal, arborist's report)	\$4,500
Miscellaneous expenses	\$350
Total	\$7,610

Projected Income from 2021 dues (140 x \$54.36) = \$7,610 (with 93% paying)

HOA Board Members:

James Carwile, President : 541-228-5408
Vacancy, Vice President
Norm Hartig, Secretary : 458-205-1781
Diane Peterson, Treasurer : 541-343-0861

Melinda Petersen, Member-at-Large : 541-515-4590
Nola Colvin, Member-at-Large: 541-915-1480
Michelle Manoly, Member-at-Large: 805-796-7184
Diana Lamboy, Member-at-Large: 760-224-3351