



2022 Fall/Winter Newsletter

Annual Homeowners Meeting

Tuesday, Jan. 17th • 6:45pm - 8:30pm

Living Hope Church

2801 W. 18th Ave. (between Oak Patch and Hawkins)

On January 17, 2023, we will hold the Annual Meeting for our HOA. We are delighted to hold the meeting again at nearby Living Hope Church. Their fellowship hall is a large room with separate tables for seating and good ventilation. We encourage full Covid vaccination and masking for anyone planning to attend, and we expect all to honor social distancing. If you are feeling unwell or have recently tested positive for Covid, please refrain from attending. This is a business meeting for adult homeowners only, and we extend a special invitation to new residents, whom we look forward to meeting.

The business meeting will include an overview of the past year, our future needs, and a financial report and vote on our proposed 2023 budget. Finally, we will hold elections for Board Directors (President, Vice-President, Treasurer, and Secretary) and for new and renewing At-Large Board members. If you are interested in being more involved in your neighborhood, Board participation is a great way to do it! Please contact us to be nominated for a position. Light refreshments will be provided, and, as in the past, there will be door prizes! We'll see you there!



Dues for 2023 - \$57.68

Due to continuing inflation and the need to recover our funds after costly tree services from severe drought conditions, the Board has decided to increase dues by 3% to help defray these costs. The dues for 2023 will be \$57.68 and are due January 1st (no later than March 31st). We are grateful to have nearly 90% of our homeowners paying their annual dues on time. Besides common area maintenance, dues are used to pay our liability insurance, common area property taxes, mailing costs, post office box rental (which has seen substantial annual increases recently), and other miscellaneous expenses. *Please* include the dues form - with your current contact information - so that we can keep a record of your payment. Use the enclosed envelope to return your payment. *Thank you!*

City Leaf Collection Has Begun!



The first round of leaf collection for our area already took place in mid-November. If you missed out on the first round, or have an abundance of leaves **there will be another collection sometime after January 1st**. Additionally, city workers have shared that the budget this year is permitting some additional leaf pick-ups as needed, so don't be surprised if the trucks show up unexpectedly! Please do not add any branches, rocks, lawn clippings or Christmas trees to the leaf pile.

As always we ask that you keep the leaves piles *tidy and far enough away from the curb to ensure drains do not get clogged and water is free to flow*. We also ask that you do not obstruct traffic. The city requests a 15-foot clearance between the pile of leaves and parked cars. If you would like to learn more about Leaf collection of Lane County you can visit the website *Eugene-or.gov* and type "leaf collection" in the search bar.

Welcome to All Our New Neighbors!

The Board members of the Somerset Hills Homeowners Association would like to extend a warm welcome to the many new homeowners who have moved into our community over the last year. It has been a busy and exciting time in the housing market, and we hope everyone is settled in for the holiday season. If you have any questions or concerns, don't hesitate to contact the Board. Welcome to the neighborhood!

Common Area Work Party Update

As is typical for the spring months, wet weather soaked our common areas prompting prolific growth of blackberries, ivy, and numerous weeds, particularly Shiny Geranium. These have been the primary focus of monthly Saturday work parties March through October. We targeted areas along our walking paths, between Brittany and Wilshire Lane, and the area behind Wilshire Drive.

Using last year's donated funds, Green Planet Landscaping was contracted to dig out extensive growth of blackberries along fence lines near "Rebecca's" bench. Work party volunteers collected and loaded these blackberry roots and vines, in addition to the debris collected at the April work party: three pick-up truck loads! Other areas needing attention, such as the base of trees and shrubs planted during our habitat restoration project, were cleared and mulched. One of those plantings, a Dogwood along the pathway near Brittany, died and was removed. Power weed whackers were used to clear tall grass encroaching the walkways and open areas. Approximately ten pick-up loads of debris were hauled to Rexius for disposal this year.

Hats off to the Saturday work party volunteers (varying in number from 3 to 10) and also to the volunteers who pulled and piled weeds and debris regularly during their own time. *Your efforts are very much appreciated!* And more volunteers are always welcome!!

Board Business

New Board Members Needed!

Our HOA Board is composed of a few volunteer homeowners willing to commit some of their time and energy to serve our community. We are grateful for these individuals, but we need participation from more homeowners - more Board members expand the capacity, responsiveness, and perspectives of our Board, giving voice to our HOA community. For three years now, the Board has served without a Vice-President, so new interest and involvement is especially critical now.

The Board ideally has four Directors (President, Vice-President, Treasurer, and Secretary), who each serve one-year terms. The Board also has a varying number of At-Large members, who serve three-year terms. We currently have only four At-Large members. The Board meets on the third Tuesday of odd months for two hours, and Board members often have tasks or projects in-between meetings, but the time commitment is minimal, especially when there are more members to share the work.

Anyone interested in serving on the Board, whether as a member or director, is encouraged to contact us by email, or to attend our Annual Meeting in January, when we take nominations and hold elections. Also please contact us for more information about roles and responsibilities of Board positions, the general purpose of the Board, and any other questions you might have. Get involved and help build a better community!!



A Reminder About Property Maintenance

Changes in the season always present great opportunities to address property maintenance issues, whether it is yard debris and landscaping, gutter cleaning, sprucing up exterior surfaces, and more.

Please take this opportunity to remember that our HOA does have exterior property maintenance standards (you can review these on our website: somersethillshoa.org/library/ccrs/). A well-kept yard and house not only improves the general appearance of the neighborhood; it also helps maintain interest in the neighborhood by prospective buyers, and thus the value of our homes. On a related note, please store trash, recycling, and yard waste bins appropriately, and keep basketball hoops and other obstructions out of the street and off the sidewalk. ***Please remember that the sidewalk in front of your property is your responsibility to maintain and keep hazard-free.*** Weeds, leaves, tree debris, and snow should be removed by the homeowner.

If you do notice violations or have concerns or questions, please report those to the Board so that we can investigate or follow-up. Community spirit matters!

Thank You!

The Board would like to extend extra thanks to those homeowners who, over the past year, have not only paid this year's dues but also caught up on their past missed payments. Squaring our accounts improves the fiscal strength of our association, and it allows Board members to focus their time on more productive endeavors.

Stay Vigilant

Please remember to be especially vigilant and aware this time of year! 'Tis the season for many things, including, unfortunately, a rise in the activity of porch thieves, mail bandits, car burglars, etc. The problem can be largely addressed by keeping vehicles locked and/or inside garages, using a locking mailbox, and minimizing the time parcels and packages wait on front doorsteps. If you do experience a theft, *definitely* consider reporting it to the Eugene police and to our Board; even if your property can't be recovered, better awareness of neighborhood trends and clusters of theft can improve prevention through community messaging and patrols.



2021 Somerset Hills HOA I & II Financial Update

Business Savings Account : \$2,451.30

Business Checking Account : \$5,915.46

Business Money Market : \$9,560.01

A complete breakdown of expenses for 2022 (and the proposed budget for 2023) will be presented at the Annual Meeting and published in the Spring/Summer newsletter.

Board Contact Information

James Carwile, President : 541-228-5408

Nola Colvin, Member-at-Large: 541-915-1480

Vacancy, Vice President

Diana Lamboy, Member-at-Large: 760-224-3351

Norm Hartig, Secretary : 458-205-1781

Michelle Manoly, Member-at-Large: 805-796-7184

Diane Peterson, Treasurer : 541-343-0861

Melinda Petersen, Member-at-Large : 541-515-4590

The Board can also be contacted by mail at *Somerset Hills HOA, P.O. Box 24836, Eugene, OR 97402*, or through our email address: *somersethillshoa@gmail.com*.