



2023 Spring/Summer Newsletter



Neighborhood Garage Sale - Saturday May 20th from 9am-3pm

Mark your calendars! We are preparing for our Annual Neighborhood Garage Sale! The HOA will provide advertising in the Register Guard, Craigslist and other social media outlets. We will also take care of posting signs in and around the neighborhood. If you live on Wilshire Lane, Windsor Circle, Wilshire Drive, or Chaucer Court and have items you'd like to sell, this is your chance! To have a sign posted near your home to direct treasure hunters your way, please reach out to Board member Nola Colvin (541-915-1480, text or call).

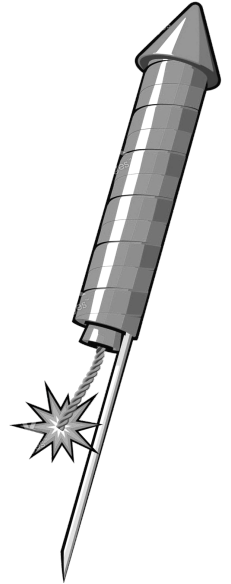
Fireworks in Eugene

Please be aware and take note: effective October 29, 2022, all consumer fireworks were banned in the city of Eugene by the City Council (ordinance #20674). This ban makes it illegal to sell, purchase, or use any fireworks within the Eugene city limits. The potential penalty for violating the ordinance is a maximum fine of \$500.00.

The Metro Explosives Disposal Team holds an annual Fireworks Amnesty Day for turning in illegal fireworks, typically on the weekend preceding July 4th. Anyone wishing to turn in or safely dispose of unused fireworks is encouraged to call police dispatch at 541-682-5111 to make arrangements. Please do NOT transport these items without prior arrangement.

To report illegal fireworks use in progress, call 541-682-5111.

Additional safety information can be found at www.oregon.gov/osp/sfm



2022 HOA Dues

Thank you to all of the HOA members who have paid their 2023 dues on time! Our dues this year are \$57.68. Please note that a late fee of \$25.00 will be applied to all dues received after April 1st. For those of you who wish not to write a check, you can use Bill Pay through your bank. *Please note if you go this route to be sure to add your name and address in the comments section.* Payments can be sent to our Post Office address at **Somerset Hills HOA, P.O. Box 24836, Eugene OR 97402**, and made payable to “**Somerset Hills HOA I&II**”.

If you have not already paid, please consider this your reminder.



Common Area Maintenance

Our common areas are keeping us hopping this spring! The first-Saturday-of-the-month work parties began in March, after a break during the winter months. These gatherings target needed maintenance of our common areas.

The greenway along the paved path between Brittany and Wilshire Lane was the focus of this year's first two work parties. March work included collecting fallen branches, picking up debris and removing invasive weeds and ivy. April's focus was clearing the base of recently planted trees to keep the area open allowing moisture to tree roots. The work force is comprised of residents from our HOA. Numbers have been few with only three volunteers participating at each of this year's two work parties. Volunteers are greatly appreciated, and if you are interested and have the time, we encourage you to join us! Please contact Board member Nola Colvin if you would like to be added to the work party volunteer list. **Upcoming work party dates for this season will be from 10am-noon on May 6th, June 3rd, July 8th, August 5th, September 2nd, and October 7th.** We meet at the bus stop sign near Windsor Circle E. and Brittany.

We also recently had held our annual walk-through by a certified arborist. We check areas for tree damage or rot and identify threats to nearby structures or walking areas. This year we focused on: 1) our land near Warren and Wilshire and 2) the stretch of forested area behind homes on Chaucer Court and along 25th. Detached and hanging branches and several dead or uprooted trees were found in the Warren area. In addition, overhang near the sidewalk and roadway needed to be cut back. A number of dead and uprooted trees were also found in the area behind Chaucer and homes along 25th. The estimate to complete this work was \$3900.00 and was approved at the board meeting March 21. Work will begin early May.

Neighborhood Nuisances

There is a limited set of problems which generate the majority of complaints to the Board. The most common is the storage and placement of trash, yard waste, and recycling bins, primarily because they obstruct sidewalks and streets, making free movement more difficult for pedestrians, motorists, and bicyclists. *If everyone does their part, it makes a big difference for us all.*

All bins should be taken curbside only on 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 they are not visible from the street.* These rules are clearly covered in the CC&Rs (available on the website). 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.

Another, newer but consistent, source of complaints is the relatively recent presence of **rats** in our neighborhood. Increased use of composting, leaving food outside for wildlife, and *keeping chickens (a clear CC&R violation)*, have all contributed to creating this problem. The attached insert from the City of Eugene gives excellent guidance on identifying, mitigating, and seeking support toward addressing the issue. Please look it over, and pass along reported sightings or infestations to the Board and/or City.

Identify & Solve

Identify:

Droppings are typically the easiest way to identify a rat problem. Mouse droppings are smaller, like black grains of rice.

You may also see rats, hear rat squeaking as well as hissing and chattering, or find chewed-up material. Outside, there may be burrows or runways.

How to Get Rid of Rodents

1. Remove sources of food and shelter.
2. Prevent access to your home.
3. Remove excess debris from your yard.
4. Keep compost enclosed in a bin with a tight-fitting lid.
5. Contain chicken and animal food in rat-proof containers.
6. Sweep and contain or dispose of uneaten feed after meals.
7. Eliminate rodents through trapping or professional help.

Warning: Use of poison is not recommended and should be regarded as a last resort tactic.

Poison can harm or kill humans, pets, birds, and other animals, as well as our environment.

Cleaning Up After Rodents

Always take precautions to protect yourself from the potential of infectious disease. Wear gloves, clean surfaces with disinfectant, and follow all labeled instructions.

For more detailed information, go to:
www.eugene-or.gov/rats

Who to Contact

Rats in or Around Sewers or Public Property:

City of Eugene Public Works:
541-682-4800

Rats on Private Property (Residential or Non-Food):

City of Eugene Code Compliance:
541-682-5819

At or Near a Food-Related Business or Institution:

Lane County Public Health:
541-682-4480

Concerns About Unsafe or Unsanitary Conditions in an Urban Campsite:

On Private Property:
City of Eugene Code Compliance:
541-682-5819
or email codecompliance@ci.eugene.or.us

On Public Property:
City of Eugene Public Works:
541-682-4800

Information from the CDC:

www.cdc.gov/rodents/index.html



More Info
www.eugene-or.gov/rats

Rat Prevention & Control

Your Guide to maintaining a rat-free property.

Rat prevention and control is important in order to prevent:

- Public health risk
- Damage to property
- Rapid rodent overpopulation

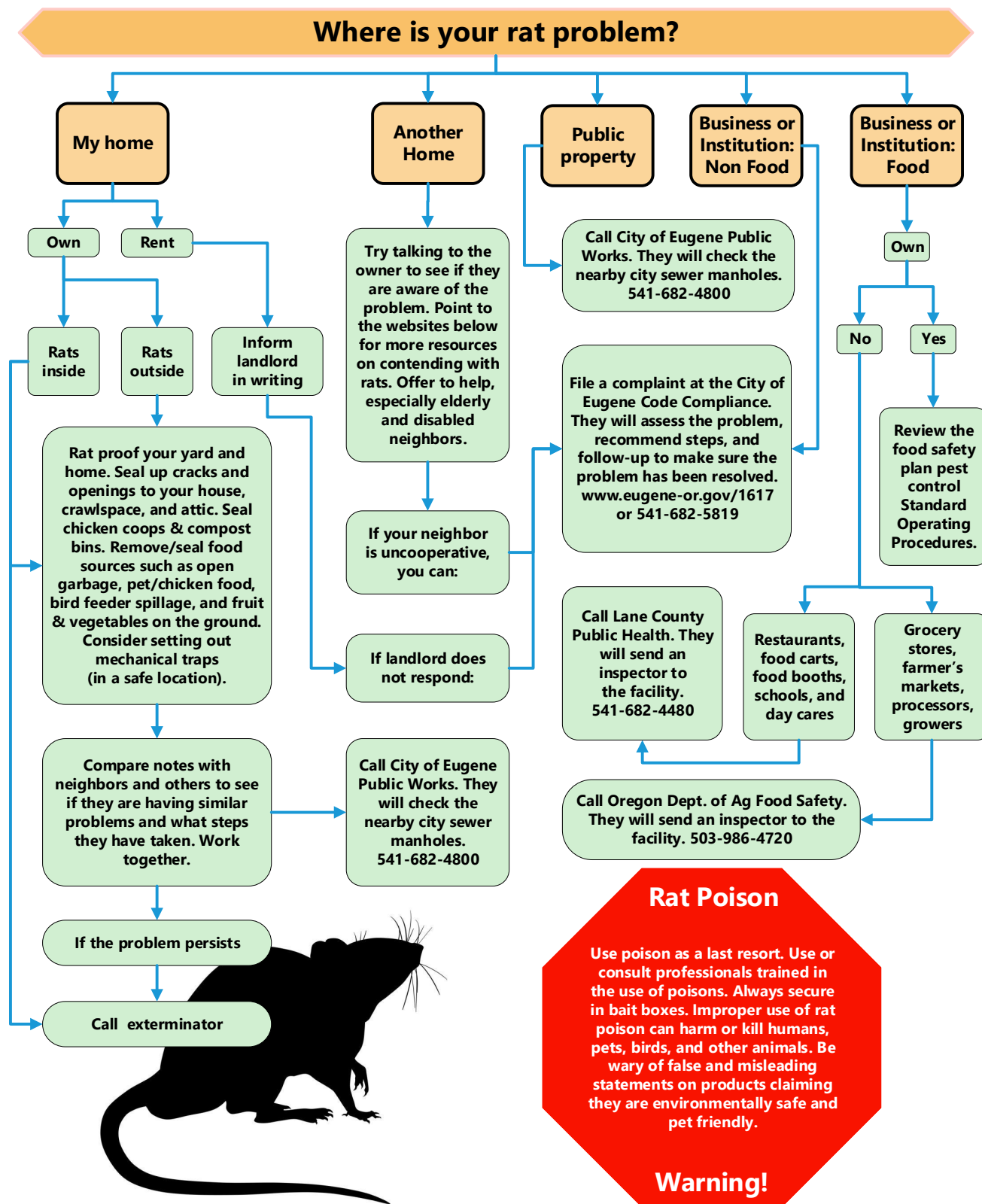


TIP

Use the decision-maker flowchart on the back if you see rats.

WHAT TO DO IF YOU SEE SIGNS OF RATS IN EUGENE?

USE THIS DECISION TOOL TO HELP YOU DECIDE



RAT PREVENTION & CONTROL RESOURCES

- www.friendlyareaneighbors.org/rat/
- www.eugene-or.gov/rats

This decision tool poster is a joint collaboration between the Friendly Neighborhood Rodent Action Team and the City of Eugene. We welcome comments and suggestions for improvements in future editions. Contact us at: friendlyneighborhoodrat@gmail.com

Board Business

Many Thanks to Diane Peterson

Diane Peterson, the Board's longstanding Treasurer, stepped down from her position in January. She has been a steady, reliable, and dedicated presence on the Board, and her many contributions extend far beyond her role as steward of our HOA's finances. This neighborhood is a better place because of her efforts, and she will be missed. We hope the entire neighborhood will join the Board in expressing our appreciation and gratitude for her 12 years of service to the HOA and our community! At our January meeting, Michelle Manoly, a former at-Large Board member, was elected to fill those shoes, so please join us in welcoming her to her new role as well.



2022 Annual Homeowners' Meeting Review

This year's Annual Homeowners' Meeting was held in January at the Living Hope Church on 18th Ave. We were delighted to see several homeowners in attendance, both familiar faces and some new to the neighborhood. Several items were discussed, including review of the HOA's 2022 Budget and expenses, arborist consultation and tree work for our Common Areas. Elections were also held for Board Officers and Directors. The HOA Board election results were:

President – James Carwile (re-elected)

Vice President – no candidate, position remains vacant

Secretary – Norm Hartig (re-elected)

Treasurer – Michelle Manoly (newly elected)

Members at Large – Melinda Petersen, Nola Colvin, and Diana Lamboy (all will continue in this position)

Due to health issues for our previous Treasurer, we were unable to discuss and approve our 2023 Budget, which the Board later discussed and approved in our March meeting.

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

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

Michelle Manoly, Treasurer: 541-343-0861

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

Please read!
Important neighborhood news and information

Somerset Hills Neighbors HOA Spring/Summer Newsletter

Community Reminders

- Neighborhood Speed Limit is 20 mph.
- RVs, trailers, and boats should not be parked in driveways or on the street.
- Garbage, yard debris & recycle bins need to be stored out of sight.
- Pick up after your pets and carry “it” home.
- Yards are to be maintained in a nice, clean condition.