



2024 Fall/Winter Newsletter

We are pleased to invite you to our

Annual Homeowners Meeting

Tuesday, Jan. 21st, 2025 • 6:45pm - 8:30pm

Living Hope Church

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

Our Annual Homeowners Association meeting will be held on January 21st, 2025. We are thrilled to be meeting again at the Living Hope Church (2801 W. 18th Ave). Their spacious fellowship hall has ample table seating and good ventilation. Covid, sadly remains a concern, and flu season is upon us, so feel free to mask, if desired, and if you are feeling unwell or have recently tested positive for Covid, please refrain from attending. Remember: 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 Board will review actions and events of 2024 and will discuss plans, goals, and the budget for 2025. The Board will also hold elections for officers and members-at-large. Anyone interested in serving on the HOA Board is encouraged to contact a Board member or email the Board directly to get your name entered for consideration. Board meetings are held on the third Tuesday of odd months throughout the year. If you are unable to attend the annual meeting, you can email the Board with questions or concerns, or include them on the invoice insert when you submit your dues payment. Hope to see you there!

Welcome to All Our New Neighbors!

The board members of Somerset Hills Homeowners Association would like to extend a warm welcome to the new homeowners of the last year. The year has seen a busy time with home ownership rising to new levels. If you have any concerns or questions, no matter how small, please contact us at one of the phone numbers within this newsletter or at the HOA website, also within the header of this newsletter. Happy Holidays to all!



HOA DUES FOR 2025: \$61.19

Due to inflation and the impact of this year's ice storm, annual dues are increasing by 3%. The dues will be \$61.19 for the year of 2025 and due on January 1st. There will be a grace period until March 31st, thereafter there will be a \$25 late fee that will be added to the fee for a total of \$86.19. We would appreciate it if you would fill out the dues forms so we can update our records, and mail it back with your payment (address below). Our dues are very important for common area maintenance, paying taxes, post office box rental and mailings, liability insurance, as well as many other expenses. We are very grateful that we have a high percentage of residents that pay on time. We thank you in advance for your cooperation.

Somerset Hills HOA P.O. Box 24836 Eugene, OR 97402-0433

What's Our Fire Risk?

The Board has fielded a number of questions over the summer about dead wood from trees (mostly fallen branches) and whether they need to be regularly cleared out due to fire risk. We did a little of our own research, consulting some of the fire specialists at the OSU Extension Service. The answer is mostly dependent on the local conditions, specifically the size of an area, the likelihood of a large fire approaching, and the probability of a rapid response - how quickly a fire gets noticed and the proximity of emergency responders. For our area, that's great news - we have small areas, lots of residents with sharp eyes and noses, and a *very* nearby fire station. This means we can comfortably lean in to the many *benefits* of leaving this Coarse Woody Debris (or CWD, as they call it) in place: returning nutrients - and carbon - to the soil, providing a natural habitat for local fauna, retaining moisture through the dry season, and providing shade for smaller plants. In short, CWD is important to the health of our common areas, as long as there isn't too much of it. We'll continue our efforts through the monthly work parties and annual tree maintenance to keep the levels reasonable and safe for our community. If you want to help, the work parties always welcome more hands on deck, and if you want to find out more, visit:

<https://extension.oregonstate.edu/ask-extension/featured/are-dead-tree-trunks-fire-risk>



Isn't it cool that our city swings by to pick up all our leaves! If you are new to our neighborhood, or maybe you just never knew how it worked, here is some useful info.

- Yes, there is actually a schedule: <https://www.eugene-or.gov/314/Leaf-Collection-and-Delivery>.
- In our neighborhood, we are supposed to have our leaves out Nov 23 or 24th, but trucks could come by anytime between Nov 25 - Dec 6. You can work off some of those sweet potatoes and turkey stuffing!
- For safety's sake, do not put leaves in bike lanes (this is not an issue in our neighborhood, but as good Eugene citizens, feel free to share this tidbit of info).
- Did you know that originally leaf collection was a flood-control mechanism in the 1960s? It has since evolved to become a way to improve water quality.
- If you miss leaf pick-up, you still have options. Your compost pick up is easy, but the city of Eugene has even more ideas for you: <https://www.eugene-or.gov/318/Rake-Reuse-Recycle> and <https://www.eugene-or.gov/DocumentCenter/View/15769/Turn-Over-a-New-Leaf-PDF>

Work Party Review

No surprises . . . as you might have guessed the January storm dictated the work efforts in the HOA common areas for our once-a-month work parties, March through October. The meadow north of Brittany, the greenway between Brittany and Wilshire, and the greenway near Wilshire Lane and Warren were all hit hard with downed trees, limbs, and debris. Large downed trees and branches hanging free (also known as widow-makers) were managed by a professional arborist at a cost to the HOA of \$8000. The arborist crew removed and cut large trees and branches into fireplace size chunks. Work party volunteers hauled and stacked firewood next to streets with a sign indicating free firewood; these disappeared within two or three days. Smaller branches and brush were hauled by wheelbarrow to volunteers' trucks and taken to Rexius for disposal. By the last work party of the year, October 5, the majority of the destruction from the January storm was removed. The focus of the final work effort was a more typical maintenance focus: clearing weeds and debris throughout the common areas and hauling it off for disposal. Hats off and many thanks to all volunteers who joined the effort to keep our common areas and pathways clear and safe.



Board Business

House/Yard Maintenance, Pet Clean-Up, CC&R Compliance, and the Process for Addressing Violations

Autumn is here and we remember why we call it Fall; there are leaves everywhere! We want to remind you that sidewalk safety is the responsibility of each homeowner, so please make sure to push those leaves out into the street and off the sidewalk before leaf pick up!

Also please remember that, per Eugene city ordinance, dogs must be leashed at all times, and it is unlawful for a dog owner to allow the dog to deposit waste on a property other than their own; this action is only defensible by immediate removal. Please clean up after your dog!

This is also a great time to remind everyone of the Somerset Hills Covenants, Conditions, and Restrictions (CC&R). Yards are meant to be kept in a neat and clean condition, with grass being watered and cut regularly; no signs (other than for sale) shall be displayed in yards; and please, no drilling for oil. Also, **no livestock (including chickens)** are permitted, and properties cannot be used as dumping grounds; trash cans need to be emptied weekly and otherwise hidden from sight. Temporary dwelling structures are also forbidden, including trailers. Cars that are not in good working condition should not be parked in our neighborhood. You can read the full CC&R online at somersehillshoa.org.

These Restrictions were put into place by Breeden Bros., the developers of our neighborhood. Their intention was to maintain the highest possible value of our homes with minimal intrusiveness. Several years ago, the HOA Board had to decide how to enforce violations of the CC&R restrictions in the neighborhood. Legal experts were consulted and the Board had two options: 1) strictly enforce the Restrictions for every homeowner without exception and police the neighborhood, or 2) allow for the enforcement of rules to be neighbor-driven. The Board picked the latter, and enforcement of the restrictions became **complaint-driven**. When the Board receives a formal complaint, the property in question will be reviewed using the checklist on the back of this newsletter. If any violations are identified, the homeowner will receive a written letter outlining the specific violations and requesting that those violations are addressed. The Board will review after a set time and further action will be taken if deemed necessary.

Please understand that the HOA Board is comprised of your neighbors *who are volunteering their time*. The Board focuses their efforts towards maintaining our common areas, including cleaning up hazards, planting and removal of overgrowth, elimination of pooling water, etc. Often these tasks consume more time than the Board members have, and this is why complaint-driven enforcement was adopted. And *please* don't think of this as tattling on your neighbor, rather as a way to ensure our neighborhood is a desirable place to live for everyone. If "reporting" on your neighbor makes you nervous, *please try talking to them first*. A mutual decision is often the *best* decision.

HOA Account Balances as of 10/1/2024

Business Money Market : \$16,442.77 • Business Savings : \$1,000.53 • Business Checking : \$10,001.36

Board Contact Information

James Carwile, President: 541-228-5408

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

Jeromy Cilley, Vice President: 503-998-4422

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

Norm Hartig, Secretary: 458-205-1781

Lois Kent, Member-at-Large: 541-543-1114

Michelle Manoly, Treasurer: 805-796-7184

The Board can also be contacted by mail at:

Somerset Hills HOA

P.O. Box 24836

Eugene OR 97402

or through our email address: somersehillshoa@gmail.com

CC&R Compliance Checklist

Address/Lot: _____ Date of Inspection: _____

Compliance Checklist:

EXTERIOR MAINTENANCE

In the event an owner fails to maintain the premises and the improvements in a manner satisfactory to the Board of Directors, the Association, after approval by two-thirds (2/3) vote of the Board of Directors, shall have the right, through its agents and employees, to enter upon said parcel and to repair, maintain, and restore the Lot and the exterior of the buildings and any other improvements erected thereon. The cost of such exterior maintenance shall be added to and become part of the assessment to which such Lot is subject.

ARTICLE VII USE RESTRICTIONS

- ☐ 1. No lot shall be used for other than single family residential purposes and no building shall be erected on any lot except dwelling, garages or carports, swimming pool, tennis court, non-commercial greenhouse and garden shed.
- ☐ 2. A single family living unit, exclusive of open porches and garages, shall contain not less than 1100 square feet of habitable floor area.
- ☐ 3. Easements for installation and maintenance of utilities and facilities are reserved as shown on the recorded plat. Easements for installation and maintenance of drainage facilities are reserved over five feet at the rear of each lot and two and one-half feet over the side of each lot. Said property is subject to the terms and provisions of E.W.E.B. underground electric R-5U rate agreement as recorded in Lane County, Oregon.
- ☐ 4. No structure of a temporary character, trailer, basement, partly finished house, shack, garage, barn or other out-building shall be used on any lot at any time as a residence either temporarily or permanently. All structures, additions or alterations shall be completed in not less than six months from a starting date. Open carports shall not be used for storage other than that enclosed by wall of the structure.
- ☐ 5. Yards shall be maintained in a neat, clean condition and grass shall be watered and cut regularly. One tree shall be planted and sustained in the parking strip, or, when no parking strip exists, as near to the front of the lot as practicable.
- ☐ 6. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than 1/3 square foot, one sign of not more than five square feet advertising the property for sale or rent by the owner only, both of which must be not less than 20 feet from the front property line. All other signs, including real estate broker signs, are strictly forbidden.
- ☐ 7. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.
- ☐ 8. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that 1 dog, 1 cat or other household pet may be kept, provided they are not kept, bred or maintained for any commercial purpose and do not create objectionable noise or odor and are maintained on a leash when off the owner's property.
- ☐ 9. No lot shall be used or maintained as a parking place for trucks, trailers, equipment, or materials, except during the course of constructor or used as a dumping ground for rubbish or used as a parking place for vehicles not in regular family use and good operating condition.
- ☐ 10. Trash, garbage or other waste shall not be kept except in sanitary containers emptied weekly. All incinerators, garbage cans or other equipment for the storage of or disposal of such material shall be kept in a clean and sanitary condition enclosed by fences that screen them from sight. Storage of any kind of goods, chattels, merchandise, material, fuel, supplies or machinery shall be within walls of the building, or

enclosed by tight fences that completely screen it from sight. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

- ☐ 11. No fence shall be built over five feet in height or within fifteen feet of the front lot line without written Building Committee approval.
- ☐ 12. No building, fence, structure or alteration shall be erected on any lot until plans and specifications have been approved by the Architectural Committee of Somerset Hills Homeowners Association, which will be appointed by the owners and declarants herein named or their successors in interest. The Architectural Committee shall approve only those structures and alterations which harmonize in material, design, size and elevation with existing or planned buildings.
- ☐ 13. No individual sewage disposal system shall be permitted on any lot.
- ☐ 14. No building shall be located on any lot nearer than 20 feet to the front line of the lot, except corner lots which shall have a minimum setback of 15 feet; and except any lot having a grade of more than 8 per cent up or down from the street shall not have a minimum setback. No building shall be located nearer than 5 feet to an interior lot line, except when there is more than 10 feet between buildings, and except a garage which shall be not less than 3 feet. No dwelling shall be located on any interior lot nearer than 15 feet, to the rear lot line except when one side yard exceeds 15 feet, and except odd shaped lots which shall be measured from the deepest point.
- ☐ 15. No TV antenna erected on any lot shall extend more than two feet above the portion of the roof of the dwelling on which it is mounted.
- ☐ 16. Travel trailers, campers, boat trailers, trucks and similar vehicles are required to be parked behind the front line of the residence building.
- ☐ 17. (Not applicable)
- ☐ 18. When these covenants do not cover a situation, the rules and regulations of the City of Eugene shall be applied. In all cases where there are conflicting rules showing a difference in requirements, the strictest of the two is to be used. The decision of the Building Committee shall govern in determining which rules are the strictest.

Compliance/Violation Notes