



2025 Fall/Winter Newsletter

Please consider attending our

Annual Homeowners Meeting

Tuesday, Jan. 20, 2026 • 7:00pm - 8:30pm

Churchill Estates Retirement Community

1919 Bailey Hill Road

Our Annual Homeowners Association meeting will be held on January 20th, 2026. While we have been grateful to the Living Hope Church for hosting our meetings over the last few years, rising expenses have forced us to look elsewhere, and this year we will be meeting at the Churchill Estates Retirement Community (on Bailey Hill Road across from Churchill High School.) Remember that 'respiratory illness' season is upon us, so feel free to mask, and if you are feeling unwell, please refrain from attending. Reminder: this is a business meeting for adult homeowners only; we extend a special invitation to new residents, whom we look forward to meeting.

The Board will review actions and events of 2025, discuss our plans for our common areas, review what we know about the impending arrival of the emerald ash borer (see pages 3-4), and go over the budget for 2026. 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!

Leaf Collection 2025

The City of Eugene's leaf pickup is coming soon! (Maybe even before this newsletter...)

- There is actually a schedule: <https://www.eugene-or.gov/314/Leaf-Collection-and-Delivery>.
- In our region of the City, we are asked to have our leaves out by Nov 23rd, but trucks for pickup could come by anytime between Nov 24 - Dec 5. Be sure to put those leaves out!
- *Avoid putting leaves too close to the gutter*; make sure there is a gap big enough for rainwater to flow to the nearest sewer drain.
- If you miss leaf pickup, you still have options. Your compost pick up is one way, 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>



HOA DUES FOR 2025: \$63.03

The HOA annual dues for the year 2026 will be \$63.03. You may notice this is a slight increase from last year; this will help us with rising expenses for maintaining our common areas and our beautiful neighborhood, newsletters, holding meetings, and with general accounting for our HOA. Please be sure to submit your payment, with the filled out form included. All payments are due on January 1st, 2026, with a grace period extending to March 1st. After that date there will be a \$25.00 late fee attached making your payment \$88.03. We take this opportunity to thank all who pay in a timely manner.

Somerset Hills HOA

P.O. Box 24836

Eugene, OR 97402-0433

Common Area Work Party Report

Work to maintain and improve our common areas continues, and to those who have volunteered for our monthly work parties, we extend our most sincere appreciation. All residents are welcome and encouraged to join! They are scheduled for the first Saturday of every month, except through the winter, from 10am-12noon, meeting at the entrance to the pathway by the intersection of Brittany St and Windsor Circle E. The next meeting will take place on Saturday, March 7, 2026.

A new committee, the HOA Greenway Committee, has been formed to consider and assess our goals for the HOA common areas and to advise the Board on our efforts to keep our open spaces green and thriving in a sustainable and affordable manner. If you have questions about the work parties or the new committee, please contact us via the email on our front page header.

Adopt-a-Path



Our common area walkways and sidewalks are regularly in need of maintenance to keep the paths safe and free of weeds, grass, and debris. Recently, one of our residents suggested a creative way to take care of our paths: ADOPT-A-PATH! Over the last few years, some Somerset Hills HOA residents have “adopted” small sections of walkway and have volunteered to keep their chosen sections free of trash and overgrowth. At their convenience, they pull weeds, cut tall grass, and pick up debris to keep the walkways safe and clear. Their efforts have been commendable, and maybe other neighbors could help expand them! Interested in participating? If so, please:

- choose a section of a pathway, size and location that works for you.
- contact Nola Colvin, 541-915-1480.
- meet with the HOA Greenway Committee to receive guidelines on what is permissible.

Then you’re off and running Please give it some thought, as your help would be greatly appreciated. It’s another great way to contribute to your neighborhood.

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
vacancy, Vice President:
Norm Hartig, Secretary: 458-205-1781
Michelle Manoly, Treasurer: 805-796-7184

Nola Colvin, Member-at-Large: 541-915-1480
Diana Lamboy, Member-at-Large: 760-224-3351
Lois Kent, Member-at-Large: 541-543-1114

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

Planning for Emerald Ash Borer

As fall sets in, trees begin to blanket the ground in colorful leaves. One of the first trees to change color is our native Oregon ash (*Fraxinus latifolia*). If you enjoy our greenway trail between Wilshire and Brittany, Oregon ash is the predominant tree species you'll see. Many neighbors also have them as part of their own landscapes. There are several other colorful ash species you may also see around town - white ash, green ash, raywood ash, and flowering ash, are just a few.

Why is it important to know about ash trees? In 2022, the first known case of the emerald ash borer (EAB) was identified in Forest Grove, OR, and the destructive little green beetle is on the move, traveling up to 10 miles on its own accord every year. Emerald ash borers devastated forests east of the Rocky Mountains for two decades before reaching Oregon, killing hundreds of millions of ash trees in the process. Once an area is infected, it is impossible to eradicate, and the beetle causes full mortality of all species of ash (*Fraxinus*) trees within 3-7 years of infection. The City of Eugene has been monitoring for the beetle for several years, and although EAB has not yet been positively identified in town, it will likely reach Eugene within the next few years. This will cause tens of thousands of dead trees across town and forever alter our landscapes.



EAB adult. D. Coppert.

The newly formed HOA Greenspace Committee is in the beginning stages of coming up with a management plan for the ash trees in our common spaces. Keep an eye out for future meetings to learn more about EAB and be a part of the plan! When EAB does arrive, it will infect and decimate our ash tree population, but there are things we can do to slow the spread and keep the area safe for both those using the trail and adjacent homes. Proactive planning is key! If you have ash trees, it's important to start developing your own plan which could be a combination of insecticidal treatments, removals and replanting.

For more information, please check out the links below, consult with an ISA Certified Arborist, and/or come join Greenspace Committee meetings.

Informational resources:

Oregon EAB website - <https://oregon-eab-geo.hub.arcgis.com/>

Identifying Ash Trees - <https://www.oregon.gov/odf/forestbenefits/Documents/identifying-ash-trees-march-2023.pdf> ,
- <http://oregon-eab-geo.hub.arcgis.com/pages/identify>

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Responding to the Emerald Ash Borer

EAB INFORMATION



SIGNS & SYMPTOMS



REPORT INFESTATION



- » The **Emerald Ash Borer (EAB)** is a destructive invasive insect that was first found in Oregon in Forest Grove in June 2022.
- » EAB attacks many species of ash trees (*Fraxinus spp.*), including the native Oregon ash (*Fraxinus latifolia*).
- » Once ash trees are infested with EAB, they usually die within 3-7 years.
- » Although we can't get rid of EAB, we can slow the speed at which EAB spreads.

You Can Help Slow EAB

- » **Do not move firewood!** Buy it where you plan to burn it.
- » Do not plant ash trees (*Fraxinus spp.*).
- » Learn to identify ash trees and signs of EAB infestation.
- » If you spot EAB **submit a report** on the Oregon Invasive Species Council website.

