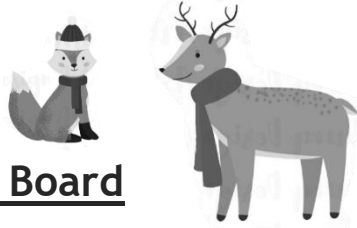


PIONEER VILLAGE NEWSLETTER



December, 2020



A Note from the Board

This is magical time of year as we all are busy preparing for the holiday season. Christmas lights pop up around the neighborhood, the fireplace is always going, and way too many cookies are eaten.

Unfortunately, this year has a different sort of feel as we reflect on the impacts COVID-19 has inflicted on our lives and the lives of those in our community. Whether it's been becoming a home teacher, running out of toilet paper, having to go to the hospital alone, losing a job, or not spending time with loved ones, we have all been affected in some manner by the stress and destruction of this pandemic. Despite not being able to come together physically as a community this year, the Board hopes each of you recognize the support system this neighborhood can be. If you ever find yourself needing any assistance, resources, or just someone to talk to, please don't hesitate to reach out to any of us on the Board or in the neighborhood in general.

I also want to personally express how thankful I am to be a part of our community and for the support our neighbors continue to offer to each other. As you will read in this newsletter, there has been a lot of significant volunteer work done for the betterment of the community in these last few months, which really is just a small portion of everything we do for our neighbors.

Please take some time this winter to check in with your neighbors (in a manner you are comfortable with). We have some new neighbors in our village and sometimes just reaching out to offer a connection can be the start of something magical.

May each of your families have a happy and healthy holiday season and a very happy New Year!

Anna Vesper
PVHA President

DID YOU KNOW???

Starker Forests offers FREE Recreation Passes to hike, bike, or even hunt on their forestland. To gain access to hiking right off our neighborhood, visit their office at: 7240 SW Philomath Blvd., Corvallis. Happy hiking!!

Recently Approved ACC Applications

Thank you everyone for continuing to submit ACC applications for the improvement of your lots and tree removals! Here are the recent applications the ACC has approved and may notice in the near future (if not already):

- Lot 10: Tree Pruning & Removals (Fire safety)
- Lot 14: New Deck with Addition
- Lot 26: Concrete Pad/Yard Modification & Hazard Tree Removals
- Lot 33: Hazard/Dead Tree Removal
- Lot 40: Tree Pruning & Removal (Utilities)
- Lot 46: Hazard Tree Removal & New Driveway
- Lot 55: Hazard/Dead Tree Removal
- Lot 57: Hazard Tree Removal
- Lot 60B: Hazard/Dead Tree Removals

One of the biggest benefits of these applications is to provide communication between neighbors, PVHA, and PVWC to ensure everyone (and our fragile utilities) stay safe. So please keep the applications coming and don't hesitate to email if you have questions about the ACC process or a project you want to complete.

Community Road Tips

For better or worse, our community depends on our gravel road system. We are about to have road maintenance work done and wanted to bring up a couple things we all can do to help improve road conditions while keeping our costs down.

- 1) Drive slow (15 mph max) and avoid accelerating quickly up hills. If you have 4 wheel drive - use it to avoid spinning out and creating washboards on hills.
- 2) Stay in the wheel lines as much as possible. Shoulders can be very soft this time of year and can rut or sluff easily, creating erosion and safety issues.
- 3) If you see a ditch or culvert plugged please clear it or let us know ASAP so we can come clear it.
- 4) Help keep organic matter like leaves and limbs off the road and shoulders. This is the primary cause for mud and road muck.

Roads will continue be the biggest part of our budget and spending, but if we each can help out on some of these small things, we each can reduce those costs and keep our assessments as low as possible. Thanks!

What's been going on?

Here's what has happened since our last newsletter.

- **Mailbox Refresher:** A big volunteer contribution from the neighborhood was the remodel for our Pioneer Village Mailbox area. Peter Betjemann, Brad Whitcomb, John Deuel, and Eric Nickles all were key volunteers for this project with Brad even recruiting carpentry assistance from his father-in-law! What was originally envisioned as a cleanup/face-lift truly became a remodel as more rotten wood was found than anticipated and the entire roof system was replaced. The final product is such an improvement for the entrance to the neighborhood and should last for many years to come. Fun Fact: the wood fascia on the front of all the roofs was from a tree grown in the neighborhood then milled in the Village by Eric!
- **Sign Cleaning:** In addition to the mailbox area volunteers, we want to thank the Humphries for their assistance in removing years' worth of grime and grunge off many of our road signs around the neighborhood. It is around \$30-50 per sign to replace them entirely. Keeping them clean goes a long way to promote their longevity and keeping our community looking good.
- **Hazard Tree Removal:** This last October the HOA removed 15 hazard trees from around the neighborhood with the assistance of Josh Cantrell from Mid-Valley Woodsman. The trees were either dead or had serious health concerns that made them a high risk to the safety of our roads and evacuation routes. Like last year, the wood from these trees was offered for free firewood for the neighborhood. If you need any more feel free to reach out to the board so we can point you in the direction of some of the remaining pieces.
- **Firewise Status:** We received 20 Firewise completion forms this year (up from 7 for last year) for a total of 654.5 hours worked. And this does not include the two days that Kevin spent mowing the field or time spent by some weed-whacking along roads. This is a truly awesome effort by the Village to be more Firewise. Thank you for each of your efforts on this matter and let's continue to promote our own community's safety on these matters, while supporting those communities that lost so very much in the wildfires this summer.
- **Potential Lot 32 Sale:** PVHA is continuing to work with both PVWC and the neighbors who have

submitted a direct offer to purchase Lot 32 from PVHA. After the Annual Meeting an advisory committee was set up of 6 neighbors to review and help guide a response on the offer. While we are still awaiting information regarding parts of the potential sale, at this point PVHA is still pursuing the opportunity as it appears to have a unique ability to benefit the entire community without placing additional burden on our existing resources.

Upcoming Events & Projects

- **Road Work:** Road maintenance work is being scheduled for some time in the next 2 weeks. It's a bit later this year since we had such a dry fall. We will be applying some new rock around the roads, fixing potholes, grading and rolling the roads. We also have purchased some gently used ODOT road delineators so will be adding some additional reflectors for driving safety around the neighborhood. More information on the specific dates will be posted down at the white board.
- **McLoughlin Drive Survey:** As the Board brought up in the Annual Meeting, we are moving forward with getting the topographic survey completed at the end of McLoughlin Drive and will be moving forward with the design as soon as we get that information from the surveyor.
- **Tree Day 2021:** Just like last year, PVHA will be offering tree seedlings to neighbors to plant around their own lots and in Common Areas. This will be in mid-February so keep an eye out for more information as we get into the new year.
- **Barlow Road Repairs:** One thing that was mentioned in the Annual Meeting that didn't get completed this summer/fall was the repair work from the single vehicle accident on Barlow Road over the culvert by McLoughlin Drive. Due to contractor availability, insurance payments and when the rains hit, we weren't comfortable digging into the road this fall but will be looking to do a fairly significant repair to fortify and make that a safer crossing this upcoming summer.

Contact Information

We love to hear more from all of you!

WEBSITE: pvha.us

EMAIL: admin@pvha.us

MAIL: P.O. Box 311, Philomath

-OR- Community Mailbox

