

PIONEER VILLAGE NEWSLETTER



February, 2020

Note from the Board

Hello! I hope that this newsletter and early spring find you well. It has certainly sounded like everyone has been productive and enjoying the sun with mowing, firewood processing, and kids playing. Also, a shout out to all the walkers and joggers I've been seeing around the roads, keep up the good work!!

The Board wanted to give an update into some of the many events/projects we have going on in the next few months as well as summarize some of the things that have happened recently. While a lot of information is provided in this newsletter, please look on the other side for info on our upcoming emergency preparedness presentation, a call for volunteers to help maintain our common field, and the annual Firewise Chipping program.

A big job that the board internally is working on right now is developing the budget for next year. While there are certain costs required for the functionality of the neighborhood (road maintenance, taxes, mailings), we are continually trying to best serve the neighborhood and continue to grow our community involvement, which also typically requires budgeting. These newsletters have helped describe some of the projects and opportunities that we prioritized this year, but the board would really appreciate receiving your input if there are specific projects or things you think would be beneficial to the community.

On another note, I just wanted to say that I always enjoy getting to know everyone more during all the various events or when projects bring me knocking on your door and I hope that you continue to always reach out if there anything that you have questions or concerns about in the neighborhood or even just to say hi. Thank you for making Pioneer Village a place we love calling home and I hope to see you all at one, two, three... or more of the upcoming events.

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Anna Vesper
PVHA President



What's been going on?

Here's what has happened since our last newsletter.

- **Community Tree Planting:** A big event we were thrilled to put on was a tree planting day earlier this month, where over 110 coast redwood seedlings were planted both on Common Areas and individual lots!! This year the focus was on planting areas that are already experiencing tree health issues, but we hope to continue this as an annual event to help keep our neighborhood forest lush, healthy, and green for many years to come. If you have questions about your lot's trees or would more resources for understanding tree health please feel free to contact Anna who can hopefully point you in a helpful direction.
- **Winter Yule Log Celebration:** While it may have been a spontaneous and small gathering this year it was great seeing those of you who were able to make it with all the holiday craziness and sharing some hot chocolate and treats. Congratulations to the Socha family who located the Yule Log with some critical help from their youngest family member.
- **Repaired Mailbox Light:** It may seem small, but we did have CPI replace the dying light down by our mailboxes this winter, so hopefully no more checking the mail in the dark.

Recently Approved ACC Applications

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

- Lot 15: Hazard/Dead Tree Removal
- Lot 26/28: Hazard/Dead Tree Removal
- Lot 33: New Shop + Gazebo Construction
- Lot 60B: Hazard/Dead Tree Removal

Please keep the applications coming as we get into prime project season and don't hesitate to email if you have questions about the ACC or a project.

DID YOU KNOW???



The area along Greasy Creek in our Community Field is a part of a riparian restoration project organized by the Marys River Watershed Council. They have planted a variety of native trees along the creek to help produce shade and lower the summer stream temperatures for various fish and aquatic habitat as they continue to grow.

Upcoming Events & Projects

- **Emergency Preparedness Presentation:** After getting all of your feedback from our fliers, we have set up an information meeting with Mike Bamberger, Emergency Manager for OSU to help us be prepared as a community for when natural disasters and emergencies affect our community. The meeting will be March 7th at 10am at the Westwood Community Church. More information is posted on both the Website and Nextdoor but don't hesitate to contact us if you have other questions.
- **Spring Community Field Maintenance Day:** We all love spending sunny days in our common field and this is an opportunity to give back and help keep it beautiful. We are specifically looking for volunteers to help prune some of the fruit trees, distribute wood chips on the trail, and help remove briars with other undesirables from around the path. Expect more information very shortly but please reach out to Anna or John if you interested in helping on something specific.
- **Firewise Chipping Day:** As in previous years, ODF will be chipping woody material that is placed down by the bus stop this spring. This project is intended to help reduce fire fuel in the neighborhood by providing a place to dispose of limbs that have fallen over the winter or brush you want to clear to maintain your home's defensible space. Watch the whiteboard for more information and the official chipping date but please feel free to place your woody debris down on the pile at any time. Also please note that there is no disposal for any construction supplied/lumber, or weeds like poison oak.
- **Emergency Evacuation Route Drill:** In the same mindset as the emergency preparedness presentation, we want every family to feel comfortable should there ever be a reason to use our emergency evacuation route off the end of Greasy Creek Road. We would like to invite everyone to come meet with representatives from the county and Starker Forests later this spring to drive the evacuation route and understand its importance for our safety and answer any of your questions. More info to come.
- **Annual HOA Meeting:** Just as a reminder, our annual meeting will be on a Wednesday evening in mid-May. It will be held at the Westwood Community Church and will cover our annual

operating budget vs this year's expenses, proposed projects, and key concerns within the community. Keep an eye out for a mailer with the official date (and proxy form) and we really hope to see you there and hear your feedback.

CC&Rs Refresher

To continue to bring awareness to different aspects of the HOA governing documents, here is a quick refresher for everyone about assessments.

ARTICLE IV: Section 2 - *"The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the residents in the properties and for the improvement and maintenance of the Common Area."*

There are two types of assessments that the HOA can use in order to achieve the requirements called out in Section 2. The first is the annual assessment that is presented along with the proposed budget at each annual meeting. This is typically the standard cost of keeping things maintained and operational around the community plus any planned projects.

The second type of assessment is a special assessment for capital improvements. This is used rarely and is tied to a specific project involving construction, reconstruction, repair or replacement of a capital structure on the Common Area, such as significant culvert replacement.

We each have a financial responsibility to help support the community and its infrastructure, but through feedback and your involvement at Annual Meetings we hope to make sure that these assessments are truly promoting the welfare of the community as a whole not just meeting the bare requirements for functionality.

For more information you can access to the CC&Rs at: pvha.us/documents, or please don't hesitate to contact the HOA board via email or letter.

Contact Information

Feel free to contact us if you ever have questions, comments or concerns around the neighborhood.

WEBSITE: pvha.us

EMAIL: admin@pvha.us

MAIL: P.O. Box 311 Philomath OR

-OR- Community Mailbox

