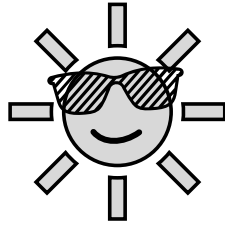


# PIONEER VILLAGE NEWSLETTER

July, 2021



## A Note from the Board

Hello and Happy Summer 2021!

After such a disruptive and upending 2020, it feels great to be returning to some semblance of normalcy with routines falling back in place and people able to reconnect in person with summer events and gatherings (including the Philomath Frolic!). This will also include bringing back the PVHA Summer Picnic! We hope that each of you consider attending, as we look to reconnect with everyone in person and hopefully pick up some fantastic recipes for the various dishes shared from around the neighborhood.

The summer is also a great time for us to enjoy our own homes and yards with great weather, kids out of school for summer and a lot of summer projects going on. With everything going on please be considerate of your surrounding neighbors and communicate with your neighbors or the Board if there are issues or if you have a certain event going on that might be more disruptive than usual (noise, parking, etc.). We all want to enjoy our property, but sometimes it takes a bit of communication to find a neighborly balance in doing so.

The last thing I want to touch on is fire season safety. ODF currently has us at a HIGH fire risk level and I don't foresee that decreasing with many local firefighting resources being deployed around the state on other active fires. Please continue to check though with ODF and Philomath Fire Department about current fire risk levels and restrictions on various activities and equipment usage and thank you for your ongoing efforts to be Firewise and reduce our risks as a community.

Hope to see you at the picnic!

Anna Vesper  
PVHA President



## What's been going on?

Here's what has happened since our last newsletter.

- **Field Mowing:** Kevin Eveland graciously mowed the Common Area field this June to help reduce the fire hazard of dry grass in the field for the summer. Thank you, Kevin!

- **Annual Meeting:** Our Annual Meeting was held May 19<sup>th</sup> via Zoom again. Background information was mailed out and provided on the PVHA website a week prior to the meeting allowing for an educated vote to increase our annual budget. Thank you to all the volunteers from the various committees for presenting information to keep our community up to speed with the goings on here in Pioneer Village. Minutes and a copy of the presentation have been posted on the website for community reference.
- **Emergency Route Drive:** On June 5<sup>th</sup> we held the emergency route drive with 18 households represented. Presentations included information from the Benton County Emergency Management Director and Starker Forest. With dry conditions and rising temperatures, it is important to be prepared should an event arise requiring evacuation of the neighborhood without access to the highway. Important takeaways from the meeting:
  - o Sign up for Linn-Benton Alert System, the Emergency Notification System which notifies you of evacuation and other safety emergencies for this specific area
  - o Know the Oregon Evacuation Levels
  - o Have a family plan with meeting places and multiple communication plans with a designated out of state contact
- **Dust Control:** Dust control (lignosulfonate) application was done on June 29<sup>th</sup> applying 3,928 gallons of lignin to our roads system.
- **Culvert Replacement and Ditch Repair:** Originally it was proposed to repair 200 feet of ditch on Whitman Way and replace 2 culverts located on Whitman Way and McLoughlin Drive. When the time came to do the repairs however, the damage to the ditch from the rains this year had doubled in length and required significantly more armoring than initially quoted. The Board voted to delay replacing the lower priority culvert on McLoughlin Drive in order to redirect funds to the ditch repair and pay for the remainder of costs using savings to ensure that the road would not be undermined this upcoming rain season. Due to contractor efficiencies when actually doing the repair work we were able to get the ditch completely repaired and still get both culverts installed with an additional \$2500 from savings. All of this work was performed on the week of June 14<sup>th</sup>.

## Upcoming Events & Projects

- **Firewise:** PVHA has been a Firewise community for 10 years! Help us remain certified by documenting work you've done this summer to keep vegetation under control around and near your home. Forms are located on the whiteboard. Please fill out and return to the PVHA mailbox by the end of September. Thank you for your help!
- **CC&R Amendments:** In the near future the Board will be sending out an informational mailer with proposed changes in order to formally address usage fees for the Community Septic System, procedure for allowing driveway easements across Common Area, officially changing fiscal year dates to match historical practice, and rewording the vegetation and tree removal section. A second mailer will be sent out to vote on approval for each individual proposed change to the CC&R's after an informational meeting is held this fall.
- **Map Your Neighborhood:** Phase 2 of Map Your Neighborhood will begin rolling out this summer. This will be the Southeast Block comprising of Lots 8 through 25. Mark Woosley has volunteered to be Block Captain. Two meetings are planned, one in July and the other in August. The Northeast block is also planned to have a meeting this summer to follow up with Brad Whitcomb as Block Captain. This program will help us organize and keep our community safe by checking in on one another, and pooling resources as well as skill sets in the event of a disaster by breaking the neighborhood into manageable sized groups in that "Golden Hour" right after a crisis has occurred.
- **End of Summer Picnic:** With the lifting of most COVID restrictions in Oregon, PVHA is reinstating the End of Summer Picnic! The picnic is set for August 28<sup>th</sup> at 5pm and we will be sharing a sign-up for the different types of food (please bring the recipe for sharing as well). Volunteers will be needed to help bring and set up tables for the food. Bring your own chairs or blankets for seating. This will be a zero waste event again so plan to bring your own beverage container and utensils. Compostable plates and bowls will be provided and collected afterwards. More details and sign-ups will be posted closer to the event.
- **PVHA Directory Update:** Also at the summer picnic we will be updating entries for the community directory. Edits can be reviewed and approved by members and the Board will reach out to those unable to attend. If you have information that

needs to be updated please feel free to let the Board know so we can get everything current!

- **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 the summer of 2022.
- **ODF Chipping Event:** ODF is sponsoring another chipping event to promote our community's wildfire safety. The pile is already huge down by the bus shelter so thank you for already removing these potential fuels! As more material is being added please try to keep limbs facing the same direction and avoid compressing the piles as much as possible. Also remember only drop off material 6" or less in diameter and that no construction materials can be processed. Hopefully they will be able to chip the pile soon after which the chips are available for any neighbors use.

## 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 you may notice in the near future (if not already):

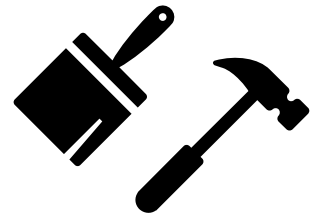
Lot 48 - Tree Removal and Retaining Wall

Lot 55 - Painting

Lot 30 - Retaining Wall

Lot 37 - Deck and Painting

Lot 55 - Addition



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.

## Contact Information

We love to hear more from all of you!

WEBSITE: [pvha.us](http://pvha.us)

EMAIL: [admin@pvha.us](mailto:admin@pvha.us)

MAIL: P.O. Box 311, Philomath

-OR- Community Mailbox

