

Emerald Valley West Homeowners Association

Welcome Packet

Welcome to the Emerald Valley West subdivision, a beautiful neighborhood located near the Emerald Valley Resort and Golf Club in Creswell, Oregon. Our neighborhood comprises 146 lots, and each homeowner is part of the Emerald Valley West Homeowners Association (HOA), which has a volunteer board of directors. The board oversees the management and administrative needs of the neighborhood, including the HOA budget.

As a homeowner, you can access a copy of the neighborhood's covenants, codes and restrictions (CC&Rs) on our webpage under documents at emeraldvalleywesthoa.org. You can find more important information by browsing the other drop down menus as well.

In addition, the following information about the neighborhood is provided to you to help you settle into your new home.

DUES: Every quarter, you will receive a dues statement from the HOA via Bottomline Bookkeeping . Your dues are used mainly to pay for landscaping and maintenance of the HOA's common property. An annual meeting takes place each year to keep HOA members informed about a variety of topics related to the neighborhood. The HOA also produces a newsletter several times a year with helpful information.

SPORTS COMPLEX: We are fortunate to have a wonderful sports complex in our neighborhood and we hope that you enjoy it. Due to liability issues and expensive damage that was done to the complex in prior years, the sports complex is available for use by homeowners only. You are responsible for the conduct of your guest. Please do not allow people who do not live in the neighborhood access to the complex. When leaving the complex, please dispose of your trash properly and ensure that the doors to the complex are closed. Thank you in advance for your help in managing this neighborhood asset. **Keys for the facility are available by request by email: evwhoa@gmail.com. Please keep your key with you at all times while utilizing the facility as you will need it to both enter and exit the keyed gates on the 4 sides of the courts as well as the breezeway gates at cinder block building where bathrooms are available for use by residents.**

PONDS: The ponds located near the back entrance to the neighborhood are maintained by the HOA and provide added beauty to our natural surroundings. Please do not wade, swim or fish in the ponds, and please keep a watchful eye if your children are playing near the water. The water is treated with algaecide and other products. It is also advised to keep dogs away from the water.

PETS: Pets are welcome in the neighborhood, but please keep your animals on a leash when walking them in the common property. Each owner is responsible for cleaning up after his/her pets. For your convenience, plastic bags and waste receptacles are placed along the walking paths. Please use them!

HOME IMPROVEMENTS: Before making any improvements or changes to the exterior of your home, please note that there is an architectural control committee, ARC, that must review your plans. The purpose of the committee is to preserve the unique natural surroundings, style and quality of the neighborhood. If you need to submit plans to the committee, an application is available online at under documents at emeraldvalleywesthoa.org. Please email requests to evwhoa@gmail.com. It is also a requirement to submit a request prior to removing any large trees from your front yard along with what type of tree you will be replacing it with.

RVs: Many of our homeowners have recreational vehicles (RVs). All recreation vehicles, boats, and trailers of any kind must be stored in garage-type facilities so that they are concealed from view. A homeowner may apply for an exception to this rule from the HOA to house an RV/trailer outside his/her home for up to one week for maintenance purposes. In addition, utility trailers are permitted for up to 48 hours to allow a homeowner to do work on their property. Failure to observe these rules can result in daily fines.

If you have any questions, our volunteer board members are happy to help. Please email evwhoa@gmail.com or visit the Emerald Valley West HOA website at emeraldvalleywesthoa.org.

Welcome to the neighborhood. We hope you enjoy living here.

Please provide the following contact information:

*Name*_____

*Address*_____

*Phone numbers*_____

*Email*_____

Please sign below indicating that you've read the welcome letter, the dues policy, and have familiarized yourselves with the information on the website, including the CC&Rs and Declarations.