

Emerald Valley West HOA Winter UPDATE

As a reminder, my name is Dave Stainsby and I am the new HOA President and have taken over for Lori Eichelberger, who retired from the HOA Board back in July to focus on personal matters. Dan and Kirk still serve on the Board as well.

Over the past 5 months, I have been getting up to speed regarding our Financials, understanding our Infrastructure better, as well as preparing for the next fiscal Budget, which starts March 1st, 2024.

THE ICE STORM

First and foremost, the recent ice storm damage that caused catastrophic damage to all our fellow neighbors' yards, as well as the HOA common areas, is in the process of being remedied for HOA property. This includes all the trees that line Emerald Valley Parkway, the common area behind Pebble Beach Drive as well as around the Tennis Courts area and the areas around the ponds and pumphouse.

PHASE 1: We contacted a tree service company (located here in Creswell) to focus on cleaning up the fallen debris ASAP in a critical first phase. This was due to Safety concerns for our residents primarily, but also makes it easier for us to truly understand the amount of damage and what next steps will need to be taken.

PHASE 2: The next phase of cleanup will be to trim and limb up the standing trees to make sure no other safety issues will arise. This will also let us know which trees are lost and need to be completely removed and which will survive and come back healthily.

PHASE 3: This will be the "beautification" of the HOA property to get to a manageable and presentable state. This will include stump grinding, saved-tree evaluations and planning for replacements to be purchased and planted.

PHASE 4: This will be the actual purchasing of any replacement trees needed and the planting of them.

As you can tell, there will be many phases to this project that will have financial impacts (costs/expenses) for the HOA that were NOT PLANNED or BUDGETED. I am reviewing all financial options for paying for these phases (Insurance is not covering these expenses) and the Board will be reviewing that Financial Planning soon.

Regarding your own personal property and tree/shrub damage, this is how I'd like you to proceed.

1. CLEAN-UP: First thing is we need you to get your own yards cleaned up and up to HOA standards (Front Yards specifically) over the next few weeks, definitely before the end of February. We do understand that none of this was planned and can be quite costly to remedy. We personally just lost our 3 beautiful trees in our front yard and 3 Japanese Maples in our back yard. The HOA Board will be coming around to discuss with you about your timing and any issues you might be having getting things cleaned up.
2. REPLACEMENTS: If you are opting to replace trees after taking the necessary actions to remove the damaged ones, you'll need to follow one of these options:
 - a. You could choose one of the already approved options by the ARC Committee and City of Creswell. The list of approved trees is located on the website under INFORMATION and the DOCUMENTS section titled "Updated Tree Recommendations 2022".
<http://emeraldvalleywesthoa.org/documents/updated-tree-recommendations-2022/> If you opt to replace with one of these, you do not have to submit an Architectural Review Short form.
 - b. Or if you choose a tree not on the "Updated Tree Recommendations 2022" form, you will need to submit (email it to us or mail a printed form) an "Architectural Review Short Form" to the HOA. This form is located on the HOA website under INFORMATION and then FORMS located here <http://emeraldvalleywesthoa.org/forms/>. The ARC Committee will be reviewing these as they come in and it should only take a 3-5 day process for review and approval. Please include the

variety name and who/where you plan to purchase the replacement(s) from.

3. CONTRACTORS: If you would like to know who the HOA has used for cleanup and other landscaping jobs over the past year, please email the HOA and I will be happy to provide you with a list of names and contacts. They have all asked us to provide their contact information to our neighbors and we will do so when asked.

THE FOUNTAINS

In the most recent Board Meeting, the Board approved moving forward with the repairs of the fountains to get them up and operational. This was going to be a project that would cost the HOA almost \$14,000. At the time the Board approved that initiative, the HOA had the funds to complete.

Unfortunately, due to the ICE STORM listed above, the Fountain Repair project has now been put ON HOLD. I contacted the vendor on 1/19/24 to let him know that we cannot move forward with the project until further notice. The Board will need to complete and pay for at least PHASE 1, PHASE 2 and PHASE 3 of the ICE STORM cleanup project before the Board can responsibly consider moving forward again with the Fountains Repair Project initiative.

HOA AUDIT & FINANCIAL REVIEW

I have been working with our Bookkeeper and Auditors for this project over the past 5 months and I have still not received the finished results. There are several factors that have caused this HOA AUDIT and FINANCIAL REVIEW to take 3x-4x longer than anyone on this project factored in. I plan to go into those at the Annual Meeting but can assure you that I am doing everything within my control and communications to make sure we all get this Audit completed and can move forward to the next Financial Review.

I can not promise any date right now as to when it will be complete, but as soon as it is complete, a summary of the information will be posted on the HOA website in the Announcements section.

HOA BOARD MEMBERS & COMMITTEES

Over the next 5 months, I plan to be reaching out to you (my neighbors) and gauging your interest in becoming “a little more” active in the HOA as a Committee member or becoming “a lot more” active as a potential Board member. I’ve had plenty of experience managing large teams, small companies, and mid-sized companies now for years. I prefer to build up my teams with differing opinions, ideas and skillsets which help the entire group succeed.

As I’ve talked to some of you over the past few months, I’ve learned that each of us has varying skillsets, excellent (and sometimes critical) comments and wonderful ideas that can truly help our neighborhood continue to flourish. I want that type of information shared so we can build a plan together for success.

The BOARD will be looking at expanding to add additional positions for those of you that want to take a “lot more” active role in our HOA. We are also looking into creating Committees that won’t require nearly as many tasks or communication as a Board member and you can provide just “a little more” of your time. Stay tuned for more information about these new additions to our Board this year.

My contact information is by email evwhoa@gmail.com, by phone using the HOA # 541-357-8124 and via mail at PO BOX 658 Creswell, OR 97426. Also, my home address is located here at 679 Saint Andrews Loop (the “copper” roof or the “Halloween” house).

Dave Stainsby

Emerald Valley West HOA PUD President