

**ASSOCIATION NEWS**

October 2018

**August Board Meeting Highlights**

1. Several owners made comments at the beginning of the meeting. One request involved clarification of RV parking and the incompleteness of the August minutes in describing the issue. The issue was brought to the board in June. The secretary proposed in future minutes to record the first discussion of an issue. A stuck sprinkler was another issue. Willamette Community Management was asked to investigate the issue.
2. The Clubhouse/Activities Committee (**Kathleen Petrucela**) noted October and later events to include Oktoberfest, Thanksgiving Dinner, and Christmas party. The committee also recommended that an audio visual system be installed in the clubhouse. The estimated cost for such a system is \$35,000. The Board adopted a motion to tentatively add \$35,000 to the 2019 budget. The proposed contractor, Diamond Support Services of Junction City will be asked to demonstrate features of the system to the board. See below.
3. The Pond Committee (**Sheila Coxon**) recommended to remove one tree in the pond area—approved by the board. Access to the pond area on the west side by the contractor requires permission of owners—in some cases in the form of easements. It is not clear whether additional easements are needed. The committee will investigate and report back to the board.
4. The Community Garden Committee (**RobinJeanne Parks**) proposed to re-surface the pathways of the garden at an estimated cost of \$1800. The Board approved to spend reserve funds on this item.
5. The Tree Committee (**Logan Norris**) reported that the City has confirmed that there are no heritage trees in Stoneybrook. In addition, apparently the city has jurisdiction over trees that were part of the development plan for Stoneybrook. The Committee will attempt to identify these trees.
6. Willamette Community Management gave a detailed report about many actions taken. Most important is the Reserve Study, required by the state. The report lists in detail repairs and replacements for the next 30(!) years needed by the Association with estimated costs and evidence of being able to pay for them. The document runs to 19 pages. The document can be found on the SVOA website.
7. The Board decided not to schedule any tree well work for park strips in the community. Owners are welcome to install such a strip after approval by the Architectural Review Committee.

**Special Board Meeting!!!**

A special Board meeting has been scheduled for October 1, 2018 at 6 pm for a presentation by Diamond Support Services of a proposed audio visual System for the Clubhouse. As noted above, the Board adopted a motion to add tentatively \$35,000 to the 2019 budget for such a system. The purpose of the meeting is to demonstrate features of such a system. No action will be taken at this meeting. As always, the Board meeting is open to members. In fact, since adoption of such a system will involve a one-time increase in dues for the year 2018 you are

encouraged to attend. (A rough estimate of the increased monthly dues for this item is about \$15.00 per owner.)

### **Next Board Meeting**

The Board meets in the Clubhouse every second Wednesday of the month at 2pm. The next meeting is October 10, 2018

### **Annual Meeting**

The Annual Meeting has been set for December 6, 2018 at 3 pm in the Clubhouse. New board members are elected at this meeting and a budget for 2019 will be discussed and adopted.

### **SVOA Website**

All Committee reports—and other material—are available on the Stoneybrook Village Owners Association website: <http://www.svoa-corvallis.org/>. The monthly Association News is not a substitute for these reports—it only provides highlights and is highly subject (some would say, suspect) to the whims of the editor, the secretary of the Association.

### **Unlike Minds**

**George Novak** and **Dave Stewart** have started a discussion group open to all members of the association and their guests. The purpose of the group is to discuss any topic of interest to the participants—to inform, not necessarily to persuade. A key feature is the structure of the discussion with participants seated around a table and a presentation limit of two minutes per participant. After presentations other members of the discussion group can ask questions or make additional comments. To be recognized the speaker needs Opus, the penguin (see picture). This



prevents interruptions. The topic for the September meeting was Universal Health Care. Meetings are scheduled for second Wednesday in the month at 10 am in the Clubhouse. The next meeting is October 10, 2018 at 10 am. The tentative topic is Sustainability. Contact **George Novak** or **Dave Stewart** if you would like to make a presentation.

### **Preparedness**

Hurricane Florence reminds us again that being prepared to deal with adverse events is the key to minimizing their effect. An additional requirement is that we obey recommendations for action by authorities responsible for assessing potential adverse effects. No one should be caught sitting on a rooftop when they've been told to go to a shelter. September was National Preparedness Month. The editor of the Corvallis Gazette Times of September 19 wrote an editorial titled, *Another Sign to Get Ready for Disaster*. He also listed a website by the Benton County Sheriff's with links to state and regional resources:

<https://www.co.benton.or.us/sheriff/page/emergency-preparedness>

This is a very useful site. In addition, our own **Steve Napack**, and his committee continually remind us to follow the U.S. Coast Guard motto of *semper paratus*.

**Preparedness Committee Tip of the Month (Steve Napack and Linda Chisholm)**

**EMERGENCY TIP OF THE MONTH FOR SEVERE STORM CONDITIONS**

We are entering the season where the likelihood of severe storm occurrence is rated HIGH by the County (MODERATE in threat). Because weather patterns are becoming more extreme everywhere, it is good to know what we as a community can do to prepare for the consequences of such an event.

The following is a list of suggestions from Benton County Emergency Services:

Prior to such an event, residents should:

- Assemble a 72- hour disaster supply kit for each household member, including medications.
- If a home generator is to be used, be sure he/she knows how to properly site it, operate it, and to store needed fuel for it.

During a storm:

- Turn off stove if cooking and turn off other gas appliances.
- Stay away from windows, which can break.
- If outdoors, move to a building and away from trees, power poles and objects which could fall. Stay away from downed utility lines.
- If driving, pull off road and stop away from trees or power poles. Listen to car radio for emergency instructions. If possible, walk to a safe building.
- Identify in advance those who may need special assistance.

After the Storm:

- Check for injuries on self and on others.

**REMINDER: Exterior modifications (with few exceptions) of homes in Stoneybrook Village require prior formal approval by the Architectural Review Committee (ARC).** Please submit ARC Change Request Form for exterior modifications to your home. Exterior modifications include, but are not limited to, retaining walls, drainage changes, lighting, pergolas, awnings, fences, hedges, screens, trellises, skylights, trash and yard debris enclosures, ramps, painting, antennas and TV dishes, tree or significant landscape removal and/or replacement in front and side yards, raised garden beds, railings and hand holds. ARC guidelines are available at: <http://www.svoa-corvallis.org>. Thank you very much, Architectural Review Committee.

**Rainbow**

We in Stoneybrook have the privilege of being able to see a rainbow every day of the year—when it does not rain, at least.

