



OWNER ASSOCIATION INFORMATION

November 2014

www.svoa-covallis.org

BOARD MEETINGS: For first-hand knowledge of what is happening in Stoneybrook Village, the Board of Directors invites you to attend monthly board meetings held the 2nd Thursday of the month at 9:00 in the Clubhouse. Minutes are provided in the monthly mailings and residents are encouraged to read them in order to be kept up-to-date and well-informed. The next meeting is scheduled for November 13, 2014.

HOW OLD ARE YOU?

This is just a reminder that Age Verification forms are due by **November 4, 2014**. You can mail them or drop them in the SVOA box in the clubhouse. If you have already submitted proof of age, you only need check the boxes—easy as pie!

SVOA ANNUAL MEETING: Please mark your calendars for Tuesday, December 2nd at 3pm. This will be the annual meeting of our association.



WE'RE (STILL) LOOKING FOR A FEW GOOD MEN...AND WOMEN

Stoneybrook Village is a wonderful place to live. We depend on volunteers...like you...to provide service on the committees and Board of Directors to keep up the standards and quality of life we have come to appreciate and expect.

- The Architectural Review Committee (ARC) needs members. If you are interested, please contact SteveNapack (in the Residents' directory).
- As the end of 2014 approaches, there is the need to fill upcoming Board positions that will become vacant in December. If you have an interest in serving or in learning more about what is required for a Board position, please contact SteveNapack (in the Resident's director). Potential board members will need to write a short biography as part of the nomination process.



POCKET PARK AND POND - "our little house": PAST, PRESENT AND FUTURE:

THE PURPOSE – The City of Corvallis approval of Phase I for Pleasant View Retirement Community in 1997 (renamed Stoneybrook Village Owners Association) included "a pocket park with water feature" which is our park and pond area. City approval required the use and capacity of our pond as a **storm**

water detention facility, meaning that collected storm water from SVOA lawn and street runoffs infiltrate the ground surface as it passes through the pond to the existing public systems.

PROBLEMS ADDRESSED – After years of spending on average \$23,000 for pond and pump maintenance, our 2011 Board of Directors established an 11-member Pond Committee to research, evaluate, and provide recommendations to the Board regarding solutions to the existing problems and changes and improvements to sustain a healthy and attractive pond. To address the waterfall/fountain pump system failures and poor ecological functioning because the pond had no mechanism on the pond inlets to reduce or minimize silt collection, the Committee, Board, Management, and experts throughout the community developed several alternative solutions. In April 2012 the majority of SVOA voted to retain the current configuration of fountains, waterfall, and detention function, but correct the current pump structure. The underground vaults and pump structure were sealed. Instead, a new above-ground pump house, new pumping, piping, and electrical that bypassed the underground vaults were constructed, and new landscaping planted. Periodic pond and equipment maintenance were continued. SVOA residents chose to contribute \$25,000 from retained earnings to fund the two-year project. The Board hired Gaia Landscape to perform this restoration project.

During 2012 and 2013 we watched as the North and South ponds were drained and excavated to remove the “muck.” By the end of 2013 we had two functioning ponds, fountains and waterfall; a small, efficient pump house with a hinged roof and a relatively small footprint; and documentation of the project plumbing and electrical work. In addition to the ornamental boulders, rock/gravel and plant materials landscaped around the pump house.

CONTINUED BEAUTIFICATION AND ECOLOGY ENHANCEMENT – Because the purpose of our pond is storm water detention, the pond will accumulate weeds and sludge. In 2014 Gaia planted several small trees, shrubs, grasses, and perennials. Planting serves not only to add texture and color to the ponds for aesthetics, but also to improve the over-all shade for cooling the water temperature and increasing microbial levels to break down solids in the pond. Gaia also introduced its Beneficial Bacteria and Eco Socks, treatments for algae and odor control.

For 2015, Gaia will continue pond maintenance and will submit a proposal for the full service landscape maintenance of adjacent pond lawns, shrubs, and trees, irrigation, and the west easement. For pond improvements, residents have donated funds for continued planting of trees, shrubs, grasses, and perennials. In addition, the Board has approved funds to improve the gravel along the pond edge and restore soil for the island to protect existing planting. We have several unfunded projects: (1) repair and replenish our SVOA Marquee sign area and (2) replace the Mugho pines on the highest point along the east side where our little house is located with a shade tree and bench anchored on a platform. So far for the second unfunded project, we have received a donated bench. Please contact Sheila Coxon (541-738-0589; sacoxon123@comcast.net) for information regarding our Pond current and future projects or for how to make a donation to this project. Our SVOA website (under Committees) contains detailed information regarding pond 2015 maintenance and improvements.

INFORMATIONAL WEBSITE: TAKE A BITE OUT OF CRIME: The Corvallis Police Department has an informational website that shows pocket areas of crime, including residences of sex offenders. This may be of interest to owners. You may access this website at: <https://www.crimereports.com/>



PREPAREDNESS “TIP OF THE MONTH”

You may have read or heard about the Great Oregon ShakeOut Earthquake Drill held on October 16th. Over 390,000 Oregonians practiced how to Drop, Cover and Hold On during the drill. Following a Corvallis Gazette-Times article about the drill, a letter to the editor suggested some more specific actions during an earthquake, one of which was to: “*Create a “wedge of life” by lying on the floor next to your bed, car, couch.*” This idea, also known as the triangle of life, has been discredited by research and is more likely to lead to injury. Most deaths and injuries during an earthquake are due to falling or flying objects, not collapsed buildings. “Drop, Cover, and Hold On” is what will protect you from most injuries. If you are in bed, stay there and cover your head with a pillow. If you are not able to get under furniture, get down near an interior wall if possible or stay in place and cover your head and neck with your arms. If in a wheel chair, lock the chair and cover your head with a blanket, book or your arms if you can. For more information, go to the web site: www.shakeout.org/oregon/dropcoverholdon/ or look at pages 26-27 in the orange Benton County Disaster Preparedness For You and Your Household booklet. If you do not have one of these informative booklets yet, you may pick one up in the Clubhouse (corner nearest the lodge) or contact Jane Fleischbein at 541-231-9892.

AND A REMINDER!

Last chance to participate in the group order of an emergency gas shut-off wrench (\$5) and/or a kit to use your water heater as a source of emergency water (\$45). To get in on the order, contact Jan Napack at jnapack@gmail.com by November 12.



PARKING CARE

When friends or relatives stop by for a visit, please be sure to remind them to pull up so that there is clear access on the sidewalks. It has been observed that this situation may pose a hazard for some owners or residents who must navigate uneven ground as they maneuver around parked vehicles.

