

ASSOCIATION NEWS

November 2018

October Board Meeting Highlights

1. The Board approved the addition of **Clark Williams** to The Architectural Review Committee (ARC).
2. The issue access on the owner side to the Pond for maintenance was resolved by noting that the property lines are such that access is possible. This made the requirement of an easement not necessary.
3. The Board approved an expense of \$19,000 for sludge removal in the north part of the pond. Removal is scheduled for April 2019. This is substantially more than the cost of sludge removal from the south pond (\$9000). The chair of the Pond Committee, **Sheila Coxon**, noted at least three reasons (1) The north pond is deeper, (2) the muck in the north pond is different from the south pond and more difficult to remove, water clover in the north pond will require removal by hand.
4. The Pool Committee (**Barbara Rossbacher**) has noted an improvement in cleanliness for the pool area in the last few months.
5. The Welcome Committee (**Susan Hayes**) is scheduling visits for new homeowners.
6. The topic of the Clubhouse Use Policy was discussed. **Susan Hayes** requested to have the item on the agenda for the next meeting to discuss appropriate ways to dealing with violations of the policy.

Next Board Meeting

The Board meets in the Clubhouse every second Wednesday of the month at 2pm. The next meeting is November 14, 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. Several board members will be retiring and the Board requests members to become candidates for board membership. Board members serve for two years and are eligible for re-election.

Budget for 2019

The draft budget was presented. The budget proposes total expenses of \$318,385 compared to \$312,043 for 2018. The 2019 budget proposes \$247,364 for Common Expense and \$71,021 for Single Family Expense. The 2018 budget planned for a net loss of \$13,021 with the goal of reducing cash on-hand. Note that the 2018 assessment was the same as the 2017 assessment. An assessment of \$113 for Common and \$37 for Single (total of \$148 for Single Family owners) provides income of \$321,158 for a projected net income of \$2773. The proposed budget does not include a media system (see below) for the Clubhouse nor ARMOR contract updates for 2019. The proposed media system, estimated to cost \$35,000, is not part of the 2019 proposed budget. If the media system is approved, the impact on the Common

Assessment is projected to add \$15/month if paid for in one year or \$3/ month if pay for it over 5 years. The Board will adopt a budget at the November board meeting.

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.

Media system for Clubhouse

The Board held a special meeting on October 1, 2018 to watch a presentation of media equipment by **Steve Diamond** of Diamond Support Services, Junction City, OR. A proposal to the board by the Clubhouse/Activities Committee was to install an up-to-date, easy-to-use media system in the clubhouse. The system would allow connection to the internet. **Tony Olsen** reviewed the presentation at the Board meeting.

What is IPAWS?(Preparedness Committee, Steve Napack)

What was that Presidential Alert on October 3 all about? Will all these alerts be from the President?

It was a test of IPAWS- Integrated Public Alert Warning System created by FEMA. This system ties together all forms of public communication: radio, TV, cell phones, even highway warning signs so that public safety officials can get warnings out to the segment of the public that need to be alerted.

The alerts to cell phones are called **WEAS**- Wireless Emergency Alert System. Most alerts will actually come from **NWS**-National Weather Service, as most serious threats to the public are from the weather. The system can also be used by state and local public safety officials. It would be extremely rare that the alert would need to be nation-wide, from the President. This test, though, exercised the entire system from nation-wide down to local and to you.

We in Benton County also have our own emergency alert system: the **Linn-Benton Alert**. You should have received a black card describing how to sign up for this system. Our Benton County Emergency Services Manager will activate this system if there is a local threat.

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

EMERGENCY TIP of the MONTH (replacing last month's garbled version)

Fall is here, and with it increased chance of storms. Imagine what it might be like without electricity, meaning no heat or hot water? And what if the power is out for several days?

Here are a few starts to being prepared:

- Register with Linn-Benton Alert (www.co.benton.or.us/sheriff/page/emergency-alert)
- Read Pacific Power's website for preparedness tips (www.pacificpower.net)

- Make your plan NOW. What will you do?
- Learn if any of the area motel shave generators. Staying at a motel may be your best plan.
- Practice how to open your garage door without electric garage door opener
- Check if your gas fireplace works without electricity... that could be your source of heat!
- Store extra supplies, including flashlights, batteries, ready-to-eat foods, battery powered radio and bottled water (come to next work shop on preparing emergency kits)
- Keep cash on hand and gas tank at least half full.
- Locate electrical supply panels and learn how to check for tripped breakers.

When there is a power failure:

- Look around your neighborhood to see if it is only your home or if it is everyone.
- Call Pacific Power's status hotline to determine expected time to restore power (877-508-5088)
- Turn OFF most light switches to minimize power surge when the power comes back on. Turn ON an outside light and one inside light so the power company and you can see when the power is back on.
- Implement your plan: go to a motel; turn on your gas fireplace; prepare your bed with extra blankets; etc.

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.