

STONEBROOK VILLAGE – March 2011

“ASSOCIATION INFORMATION”

www.svoa-corvallis.org

Board Meetings will now be held twice a month on the 1st and 3rd Mondays of the month at 9:00 a.m. in the Clubhouse. Board meetings are scheduled for March 7th and 21st and April 4th and 18th. No work sessions are planned.

Pond Report

A committee of your neighbors has been meeting to examine ongoing maintenance issues with the pond. Several issues impact the health of the pond and operating costs. The committee presented their findings at a recent Board work session. Foremost among the recommendations is controlling the amount of nitrogen going into the pond in the form of fertilizer run-off. Adequate aeration of the water is also a contributing factor to maintaining a healthy pond.

In order to incorporate some of the recommendations, the Board will be implementing changes to the Landscaping services. We have decided to participate in the City of Corvallis Grasscycling program for the coming season. Brochures explaining this program will be distributed in the near future. The amount and method of fertilizer application will be changed. Lawns will be cut at a 2 inch height with mulching mowers, rather than removing all grass clippings. One circulating pump will be relocated to the South end (deep end) of the pond and a small waterfall will be added to achieve better water circulation and aeration.

Stoneybrook is required to have a catchment basin to collect and filter storm drain runoff prior to distributing it into the Mary's river watershed. All storm drains in Stoneybrook flow into the pond, so everything that is put on our lawns eventually ends up in the pond. We as a community directly contribute to the health of the pond, and ultimately to the Mary's River.

This is an experimental program that will be re-examined throughout the season. We urge owners to become knowledgeable on this issue and to participate in further discussions as we move forward.

Benefits and Obligation of Members

The greatest benefits to members of SVOA are (1) the association's duty to enforce the covenants, conditions and restrictions of the association's governing documents and (2) the shared use of the Common Areas. To protect these benefits the SVOA must levy assessments. The assessments levied by the Association are used exclusively to promote the recreation, health, safety and welfare of the members of Stoneybrook Village and for the improvement, operation and maintenance of the Common Areas. Since all members must contribute to the operation of the association, the association must ensure that all members pay their assessments. If an assessment levied as provided in the SVOA Declaration is not paid within thirty days of its due date, the assessment becomes delinquent and bears interest from the due date. The Association may exercise any or all of the following remedies when an assessment is not paid: (1) may suspend member's voting rights, (2) may suspend member's right to use the Common Areas, and (3) may initiate a lien for any assessment not paid. The Board of Directors shall notify any first mortgagee of any individual Lot of any default in performance of this Declaration by the Lot Owner that is not resolved within sixty days after notice of default to the Owner.

Collection Resolution text may be found in full on the Stoneybrook Village website.

www.svoa-corvallis.org click Governing Documents and find the Collection Resolution under Resolutions.

Neighbor to Neighbor – Attendees at the Board meeting made these suggestions and they are being passed on to you, their Stoneybrook neighbors:

1. Non-emergency police phone number is **541-766-6911 (write number down and save for reference)**. If you are concerned about issues such as a neighbor not acting normally; cars or individuals that raise your suspicions, etc., call 541-766-6911 so that trained personnel can check out the situation.
2. For your own well-being, give one or more of your neighbors your emergency contact information and ask that they call your contact if concerned about you. Neither SVOA nor WCM, our community management company, have this information.
3. For safety – lock your house and car doors. To let sales people know you are not interested, put up a “no solicitation” sign near your doorbell. Residents reported that most solicitors do respect these signs.
4. Safety hint for clothes dryer ducts: The fire department recommends clothes dryer ducts be cleaned annually, especially true for dryers not on an outside wall as the ducts are longer. If clothes are taking longer to dry, consider it a warning signal.
5. Help us save money by turning **off** the lights in the Clubhouse and pool if no one else is in the building when you leave. It was reported that pool lights have been left on all night. Remember, we’re all paying these bills, so please do your part and turn off the lights.

EMAILS (Subjects of recent E-mails sent to those on E-mail Contact list by SVOA Board of Directors)

January 31, 2011 – Announce Special Board Meeting on Monday, February 7, to discuss Pool Operator proposal.

February 1, 2011 - Stoneybrook Directory times available for pick-up.

February 15, 2011 – Agenda for Board Meeting on February 21, 2011.

February 19, 2011 – Safety Alert – Items taken from guest’s vehicle. Keep vehicles locked.