

ASSOCIATION NEWS

April 2019

MarchBoard Meeting Highlights (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.

- 1) In the absence of the president the meeting was chaired by the secretary.
- 2) Architectural Review Committee (**Clark Williams** and **David Stewart**, co-chairs).
The Committee has been working during recent months to bring policy and practice for the maintenance and care of park strips into compliance with governing documents. The immediate past chair of the Committee, Ms. Sheila Coxon, began the effort by affirming with the City of Corvallis (City) that the specifications for park strips are integral to the original Land Use Approvals and Plans for Stoneybrook Village that are on record with the City. In the case of park strips that are in front of—and, in some cases, alongside—the residences in the interior of the neighborhood, the requirement is that they be planted with trees (over which the City has enforcement authority, and which only the City can remove or replace) and grass (over which the Committee has enforcement authority, and which the Stoneybrook Village Owners Association routinely maintains through its landscaping contractor). Plantings other than trees or grass are not permitted.
There have been a small number of alterations to the neighborhood’s park strips that are not in compliance with governing documents. The Committee has been working with the homeowners of the affected park strips to achieve voluntary compliance. Prior to proceeding with further planning, however, the Committee respectfully requests that the Board of Directors task the Community Manager to obtain from the current landscaping contractor a quote for two services: (a) reseeding the areas from which nonconforming plantings or other landscaping features would be removed as well as the areas from which trees have been permanently removed by the City and (b) repairing or restoring irrigation components that may have been disabled or removed pursuant to placing plants or other architectural elements in the affected park strips.
- 3) Clubhouse Activities Committee (**Kathleen Petrucela**, Chair)
 - a) Painting has been started.
 - b) Increased attendance at events has increased the workload of the committee. The committee is looking for people who would be willing to help with a specific task—rather than make longer term commitments.
- 4) Pond Committee (**Sheila Coxon**, chair)
 - a) The North pond will be dredged in April.
 - b) Gaia pruned the pines around the clubhouse permit the plantings to have more room for growth and to provide the lawn movers easier access.
- 5) AV System. The survey results were reported by **Kurt Powell**. Out of the possible total of 190 votes, 32 owners did not vote. This left 158 valid



to

votes with 85 votes in favor and 73 against. After additional discussion the Board voted to acquire the AV system.

- 6) The Board **ADOPTED** a motion to purchase the patio tables as requested by the Activities Committee.
- 7) The Board **ADOPTED** a motion to approve the request from the Architectural Review Committee for permission to get quotes for bringing the median strips up to code (see above report from the committee).
- 8) The meeting adjourned at 3:17 pm.

Voting and Assessments in the SVOA

The documentation for the Stoneybrook Village Owners Association currently specifies three types of owners: single family homes, the Lodge, and the Assisted Living (A.L.) facility. There are 136 homes.

The voting is partitioned as follows: each home has one vote for a total of 136 votes. The Lodge gets 1 vote for every three apartments or cottages. This has been calculated to come out to 40 votes. The Assisted Living gets one vote for every six apartments resulting in 14 votes. So the total number of voting units is 136+40+14=190. The managers of the Lodge and the Assisted Living cast the votes for their units.

There are two kinds of assessments at this time. Common assessments which are applied to all voting units. For 2019, the common assessment is \$113.00 per month. Home owner assessments are applied only to home owners. For this year the home owner assessment is \$37.00 per month. So the monthly assessments are as follows:

	<u>Monthly</u>
Home owner \$113 + \$37	\$ 150
Lodge 40x\$113	\$4520
Assisted Living 14x\$113	\$1582

The home owners generate most of the monthly income because there are 136 units. The total monthly and annual income for 2019 are projected to be as follows:

	<u>Total</u>	<u>Total</u>
	<u>Monthly</u>	<u>Annual</u>
Home owner 136x\$150	\$20,400	\$244,800
Lodge 40x\$113	\$ 4,520	\$ 54,240
Assisted Living 14x\$113	<u>\$ 1,582</u>	<u>\$ 18,984</u>
Grand Total	\$27,212	\$326,544

Pool Deck

Pool Deck. The pool deck has been resurfaced. Some clean-up tasks remain.

OSU Turf Class(Visit Rescheduled to April 8, 2019, 1pm)

Last year a class from Oregon State University examined the turf, writing an extensive report. This gave the students some real-life experience. The board approved using Stoneybrook Village as a test area again. The ensuing report will provide valuable information to our landscape contractor including an opportunity to monitor possible changes from last year. Oscar Gutbrod will coordinate the project. The visit is now scheduled for April 8, 2019 at 1pm (the professor has a cold and does not want to expose SVOA residents). Should you see students walking on your lawn, they are either taking a soil sample or evaluating the weed and species content of the turf. Should you have questions please give Oscar Gutbrod a call 541-231-3954.

Emergency Tip for the Month of April 2019 (From the Preparedness Committee)

Preparing for the Quake

The following is abstracted from an article in the February 24, 2019 *Corvallis Gazette Times*. The focus is on the intense subduction zone earthquake expected to occur here. Historically these have occurred with an average return frequency of about 300 years. It has been about 300 years since the last one, so we should be getting ready for the next one. A magnitude 9 earthquake will cause major damage and disruption and we can't expect immediate help from local, state or federal emergency services so we need to do as much self-preparedness as we can.

The State of Oregon Emergency managers now recommend that we be prepared to sustain ourselves for 14 days - focusing on water, food and shelter.

Water: 1 gallon of water per person per day. For a family of two this means 28 gallons, with additional water for pets. Storage in containers that exclude light is best. Replace with fresh water every 6 months. You have about 50 gallons of water in your hot water heater.

Food: Select foods you are willing to eat over a period of 14 days. Freeze dried and canned foods are most likely to store well. Make tentative menus and including what is needed to prepare the food for consumption. Include food for pets as well.

Shelter: Wood frame houses like those at Stoneybrook are expected to mostly survive a strong earthquake, though they may suffer some damage. Warm clothing and rain repellent clothing will likely be needed. Be prepared for cold weather sleeping (consider using sleeping bags and tarps). Staying dry is essential. Since you may not have heat or lights include flashlights and lanterns and extra batteries and fuel.

Be ready: have a flashlight (perhaps attached to your bed), and a pair of shoes under your bed. There will be lots of broken glass on the floor. A pair of work gloves will also be helpful.

GET PREPARED NOW!!

Next Board Meetings

The Board meets in the Clubhouse every second Wednesday of the month at 2pm. The next meeting is April 10, 2019.

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.