



PO Box 22141, Eugene Oregon 97402
www.somersetillsviii.org

Visit Us Online

You may find your HOA on the web at www.somersetillsviii.org where you can provide feedback, submit a property change request, or report a problem. You can read our CCRs, By-laws, and Common Area guidelines as well as find up-to-date information about board and homeowner meetings.

Meet the Board

Bob Huffine
President

Erin Fennerty
Vice-president

Alexandra Gerrard
Treasurer

Steve Bilynskyj
Secretary

Teryl Chala Gentry
General Member

Brad Pickens
General Member

Teresa Tutt
General Member

Let's Try to Get Along

Your board occasionally hears complaints from homeowners about other homeowners. Sometimes the complaint involves a clear issue addressed in our CCRs and the board will take action. Other times the board has no CCR mandate to intervene. We encourage homeowners to address each other about concerns and listen with respect. To resolve an issue, there may need to be an apology or compromise. Please consider how you can help make peace and be sure to read and abide by the CCRs carefully.

Tree Survey

Responding to storms this past year and issues with falling limbs, etc., your board commissioned and has completed a survey of all trees in our neighborhood. High-risk trees are being prioritized and those on Common Area will be addressed. High-risk trees within lot circles will be brought to attention of the owners. REMEMBER, owners contracting tree work need to contact the board to determine if trees are within the lot circle or on Common Area. Tree work on Common Area needs the permission of the board! Owners could be fined the value of a tree if removed from Common Area unnecessarily.

Let's Protect Our Common Area

Your board has approved documents regarding use of our Common Area. Find these on our web site and remember that the Common Area is natural, unimproved space between our home lots. No garbage, junk, leaves or other yard waste is to be dumped in the Common Area. Any planting or removal of vegetation, or any other landscaping or project in Common Area needs to be approved by the board.

Ashford Drainage Project

The board has approved contractor work to address street drainage issues on Ashford. Construction is now complete at minimal cost. Hopefully those traveling the top of Ashford will not see the ice buildup experienced in recent years.

Please Slow Down!

Most of our homeowners drive at reasonable speeds for our narrow residential streets where both people and wildlife walk. Thank you! However, we've heard about the occasional resident or visitor who drives too fast for safety. Your board is discussing adding more 15 MPH signs like those on Brighton. 15 MPH should be the guideline for us all, whether posted or not. It would be immeasurably sad should you hit a person or a deer.

Leaf Pickup

The second round of city leaf pickup starts December 27. Leaves are only removed from public streets, i.e., the *main stem* of Timberline, not from our association's private streets. Use your yard waste cart first, then haul leaves to Timberline... but *not* the bike lane!

Street Sweeping

Please pick up debris on the street in front of your home. We periodically have our private streets machine swept, but cannot remove piles of leaves. DO NOT move leaves, needles, etc. to your street! You will be notified when to remove cars for street sweeping.

Street Parking Rules and Courtesy

Please remember that street parking in our neighborhood is intended to be temporary parking only for residents and guests. Garages and driveways should be the primary parking locations. Vehicles not in regular use are not allowed to be stored/parked either on the street or in driveways. If you park on the street, please be courteous about vehicle placement so as not to narrow passage along the street for others, including pedestrians.

Check Your Yard Light

These short days of winter are a good time to make sure your yard light is functioning so as to keep our neighborhood lit and safe. This is required by our CCRs. A non-functioning light usually either needs a bulb or a new photocell, an inexpensive and simple repair.

Why We Live Here

Somerset Hills VIII is a unique community nestled among the hills above Eugene. Our wildlife, views, soaring trees, streams, paved trails, bold home designs, and a native-and-natural shared Common Area adds value to our lives and to our homes.

Homeowners' Association Meeting January 17, 2017

Our annual meeting of all homeowners happens each January. Your presence is needed and valued. We will meet at Valley Covenant Church, 3636 W. 18th Ave. (18th and Bailey Hill Rd.) on January 17, 2017 at 7 p.m.

Come and you have a chance to win free dues for a year! Every attendee will be entered into a drawing and receive a chance to win the waiver of your dues for 2017.

This yearly meeting elects new volunteer board members, approves the HOA's annual budget, and hears homeowner feedback on neighborhood issues. Your presence is important so that we can have a quorum and keep our HOA running smoothly.

Nomination Help Needed!

Our nominating committee (Jeanette Hurley, Bob Livak, and Barry Stenberg) is preparing nominations for our 2017 Board of Directors. Please submit any suggestions for nomination via our web site contact form. You may suggest (volunteer) yourself if you desire. A slate of nominations will be prepared drawing from your suggestions.

Dues Increase to Build HOA Reserves

Our HOA dues are much less than many similar HOAs in our area, only \$105/year in 2016. Your board has been made aware that our cash reserves are too low to cover us in the case of need for major repair to streets or extensive storm damage to trees. So we are planning to slowly build reserves by small annual dues increases. Our by-laws allow up to a 5% increase each year, so annual dues for 2017 will be \$110.

Exterior Property Changes/Projects

Our CCRS require that all exterior property and house changes (additions, decks, radical change in roof or paint color, etc.) require approval by our Architectural Control Committee. Please submit your request and all plans and documentation on our web site.

SOMERSET HILLS VIII HOA

PO BOX 22141

EUGENE, OR 97402