



1500 Valley River Drive, Suite 250. Eugene, OR 97401
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

Darin McDaniel
President

Jessica Rogers
Treasurer

Steve Bilynskyj
Secretary

Melanie Reicher
General Member

Donna Stout
General Member

Teresa Tutt
General Member

Homeowners' Association Meeting January 27, 2020

This newsletter serves as your written, mailed notice of our annual meeting. Your presence is needed and valued. We will meet at Valley Covenant Church, 3636 W. 18th Ave. (18th and Bailey Hill Rd.) on January 27, 2020 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 2020.

This yearly meeting elects new volunteer board members, approves the HOA's annual budget, and receive input regarding revision of our CC&Rs. Your presence is important so that we can have a quorum and keep our HOA running smoothly.

Nomination Help Needed!

Our nominating committee (Rod Kimmel, Darin McDaniel, Teresa Tutt) is preparing nominations for our 2020 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.

It's Dark Out! Please Check Your Yard Light

Morning and evenings are dark this time of year, so please make sure that you have a functioning front yard light that is on all night, as required in our CCRs. If your light is not working, it's usually simple and inexpensive to get it lit again. It may just be a bulb. If that doesn't work, then you may need a new photocell, which is a pretty easy repair. If you need help with this, please contact the HOA board.

Thank You to Outgoing Board Members

Erin Fennerty resigned from the board this year. She had already completed one 3-year term. Carmella Ireland also resigned. Steve Bilynskyj completes two 3-year terms on January 31, 2020 and will be going off the board. Thank you to these willing and able volunteers who have served us all so well.

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.

15 MPH Is Our Limit!

Most of our homeowners drive at reasonable speeds for our narrow residential streets where both people and wildlife walk. Thank you! Please respect the 15 MPH signs on Ashford and the 2925-2995 Timberline cul de sac and consider 15 MPH to be the safe limit on our streets even if it's not marked. The posted city limit on public Timberline is 25 MPH!

Contacting Us

Your board is an entirely volunteer endeavor. We've chosen to handle board business and interaction with homeowners as much as possible through our web site and e-mail, rather than making personal phone numbers available for contact. We encourage you to use the contact forms (Contact; Report a Problem; Property Change) on our web site. We will get back to you via e-mail. When necessary, a board member may visit your property to inspect an issue and/or take pictures. Please include your name and your address in your contact message. The board will not respond to anonymous messages.

2020 Dues Amount

Our HOA dues are much less than similar HOAs in our area, only \$120/year in 2019. Our CC&Rs revision will propose a new starting point, still less than those other HOAs. For 2020, the increase will be the 5% allowed each year, \$126 for homes and \$36.75 for lots.

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.

CC&Rs Revision

Your board is now reviewing a complete draft for revision of our CC&Rs, eliminating obsolete language and rules as well as references to the development builder which is no longer involved in HOA governance. Revisions also include provisions to help your board enforce the CC&Rs in a manner that is fair and consistent for all homeowners. This draft will be available for homeowner input and discussion at our annual meeting, January 27, 2020.

Private Street Maintenance

Some homeowners may not realize that most of us live on private streets, owned and maintained by your HOA. Your board schedules cleaning of our private streets by Mid-State Industrial 2 or 3 times a year. The last one for this year was done in November. This is street *cleaning* only, NOT leaf pickup. Leaves for pickup must be carted to a public street like the main stem of Timberline. Homeowners are encouraged to blow or sweep streets in front of your home in between the cleanings. Resurfacing and other maintenance of some of our streets is scheduled for when weather permits in 2020.

Exterior Property Changes/Projects

Our CCRS require that all exterior property and house changes (additions, decks, dog runs, landscaping outside your property circle, 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.

Street Parking Rules and Courtesy

Street parking in our neighborhood is intended to be temporary parking for residents and guests. Garages and driveways should be the primary parking spots. RVs, boats, etc. parked alongside a house are not to extend forward past the front line of the house. Vehicles not in regular use are not to be stored or parked either on the street or in driveways. If you park on the street, please be courteous in vehicle placement so as not to narrow passage along the street for others, including pedestrians and especially emergency vehicles.

SOMERSET HILLS VIII HOA
1500 Valley River Dr., Suite 250
EUGENE, OR 97401

From: