



May 2010

Laurel Hill Valley Citizens

N E W S L E T T E R

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Neighborhood Meeting

Thursday, May 20th

Meeting & Plant Exchange at the Korean Adventist Church, 2335 Riverview St.

Agenda

6:30: Plant exchange and sale (see below)

7:00: General meeting begins with announcements and items from the floor

7:15: Alan Zelenka, Eugene City Councilor, with a Eugene City Council update

7:30: Presentation by David Roth, Associate Transportation Planner:

Eugene Pedestrian and Bicycle Master Plan process and how we can get better bike access for our neighborhood

7:50: Serving of refreshments and general socializing (Sweets in honor of our participation in the neighborhood survey last fall)

Spring Plant, Seed, and Garden Supply Exchange Plus Vegetable Starts for Sale

by Johanna Mitchell

6:30 pm Thursday May 20th (*before our neighborhood meeting*)

Bring your spring cuttings, seedlings, and potted plants, bulbs, edible plants, small shrubs, and trees. Also old plastic pots—especially those large ones, clay or ceramic pots, tools you no longer use or which may be in need of tender loving care, and any garden supplies you are not using.

Northwest Youth Corps' Laurel Valley Educational Farm will have vegetable starts available for sale. Farm specialists from NYC will also be available for gardening advice.

This is a chance to look through your shed, garage or basement and find treasures you can pass along to your neighbors.

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Enjoy Some Treats—We Earned It!

by Betty Hemmingsen

Do you recall completing a survey at our picnic last summer? Or did you take the survey online? Our collective participation earned the neighborhood a prize of \$150 which we will spend, in part, on desserts and beverages at our next meeting. Come and enjoy!

The Eugene Neighborhood Survey was developed by neighborhood leaders and the UO's Community Planning Workshop. Over 4600 City residents completed the survey, and the results provide useful information about what folks like in their neighborhoods, what they want to improve, and how they view the role of the neighborhood associations.

For more information on the survey results, see below.

Neighborhood Survey Results

By Jan Wostmann

Last fall the City of Eugene conducted a citywide neighborhood survey in which many valley residents participated. Some of you answered the survey questions at our last neighborhood picnic, while others participated online. In all, 92 Laurel Hill Valley residents, or about 6.5% of the neighborhood's total population, gave their opinions.

After some delay, the results are in.

Ten percent of the respondents have lived in the valley less than a year, while 47% have been here 10 years or more. Almost three quarters of the respondents were women; over 80% own their own home. Multi-racial and Latino/Hispanic tied for the largest minority group at 7.8% each. Most of us think the neighborhood is comfortable to bike and walk in. Generally, we think there is adequate on-street parking, and we like the parks and natural areas. We are less certain that recreation opportunities and convenient access to services like grocery stores are adequate. Many of us think that new development doesn't fit the character of the neighborhood. However, we generally feel safe here, consider this is a place we would like to stay, and say that the neighborhood has an appearance we like.

"Rural, woodsy, quirky feel yet close in" is typical of the answers to the

question "What is ONE thing you like most about your neighborhood?" Bus service is the thing we would most like to see improved, with biking and walking in second place. Half of the respondents have participated in the neighborhood association, while eight respondents were unaware one existed. Over three quarters of us read the neighborhood newsletter.

Of course these are generalizations, while the actual results are more nuanced. You can see them all, including the complete responses to the fill-in-the-blank questions, at www.lhvc.org. To see how we compare with other neighborhoods, the full results of the Eugene Neighborhood Survey are posted online at www.eugene-or.gov/neighborhoodsurvey.



Spring Plant, Seed, and Garden Supply Exchange
continued from Page 1

Please come, browse around, and take something new home with you! Share extra plants and seeds from your garden, learn from others and enhance your garden with the bounty from your neighbors. This is a great way to divide what you have, in exchange for plants or seeds you'd like to have without spending a fortune!

Please mark your offerings with identifying information. People will appreciate knowing the plant's name, variety and bloom color with an indication of sun, partial shade, or full shade requirements. Markers can be anything plastic or wooden you can write on... from plastic ware, plastic plant markers, or wooden craft sticks. Deco paint pens seem to work the best and the writing lasts longer than anything else I've tried, but a grease pencil will work too. Regardless of the labeling whatever you bring will be most appreciated.

If you just can't stand to have another day lily in your yard... someone else is just dying to plant five of them! What may be common to you can be special to others.

"A real delicious heirloom tomato is one of the sweetest things that you'll ever eat, and my children know the difference, and that's how I've been able to get them to try different things."

—First Lady Michelle Obama



WEgene Volunteer Award

by Jake Bradshaw

Jan Wostman received a WEgene Volunteer Award on April 20th from the City of Eugene in recognition of his neighborhood volunteer efforts for the Laurel Hill Valley Citizens (LHVC). The award title reflects the good work WE accomplish together in Eugene. We want to thank Jan for the countless hours and dedication he has shown to support our neighborhood and the Eugene community.

Jan moved to our valley in 1983. He actually taught preschool in 1982 at the Laurel Hill Elementary School, which is now the Northwest Youth Corps. Unfortunately, that was the year the School District voted to close the school (I'm sure there is no correlation). He was first recruited as Co-Chair for the LHVC during a "quiet" time in the neighborhood in 1987. Things heated up in a hurry. Neighbors began to lobby in earnest for the reopening of the elementary school. By 1988, the District had voted to reopen the school in 1989 as an alternative school with 150 students committed to attend. However, when '89 rolled around, there was only enough funding to open one school. The District School Board had a choice of opening Laurel Hill Elementary or the French Immersion School. The decision to open the French Immersion School instead of Laurel Hill Elementary was a bitter disappointment to the LHVC and spurred Jan to run for election to the 4J District School Board. Although his attempts to re-evaluate the decision were narrowly defeated, he served on the School Board for four years.

Jan was lured back into the Co-Chair position in 1995, another seemingly calm time in the valley. However, in 1996, Blazer Construction entered the scene with an enormous development plan for the Valley. This was the year that the Moon Mt. Development Committee was formed. Neighborhood volunteers went into full swing, researching, fund raising,

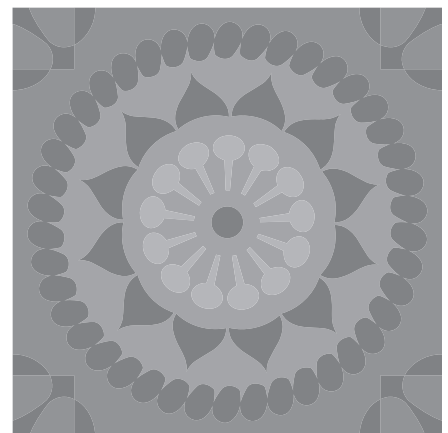
and testifying at public hearings. The neighborhood response was truly incredible. The first development plan (PUD) was denied by the City in April 1998, but in

November of '98, a modified proposal was submitted. Eventually the PUD gained final approval in August of 2002, but the plan was significantly different thanks to the efforts from the LHVC. One major change that Jan was instrumental in, was the creation of a forty acre park at the top of Moon Mountain. This is an accomplishment that continues to enhance our neighborhood.

Jan returned to Co-Chair from 2005 to 2009 and has served in that capacity for 10 years overall. While serving as Co-Chair, he was also on the Neighborhood Leadership Council (NLC). Jan continues to represent the LHVC on the NLC. He was a founding member of Eugene Neighbors Inc., a 501(c)(3) organization, which serves

as an umbrella group that allows donations to neighborhood associations to be tax deductible. Jan participated in the West Eugene Collaborative, which was a two year process that looked at land use and transportation in West Eugene. In 2008 he volunteered to represent the LHVC on the In-Fill Compatibility Standards Committee. This group proposed provisions to the Planning Commission and City Council to preserve the quality of neighborhoods as in-fill occurs. Jan currently is a volunteer on the Climate and Energy Action Plan Advisory Team. Their goal is to suggest ways to reduce greenhouse emissions and energy consumption by 50% throughout our community by the year 2030.

Thanks, Jan, for your volunteer commitment over the years!

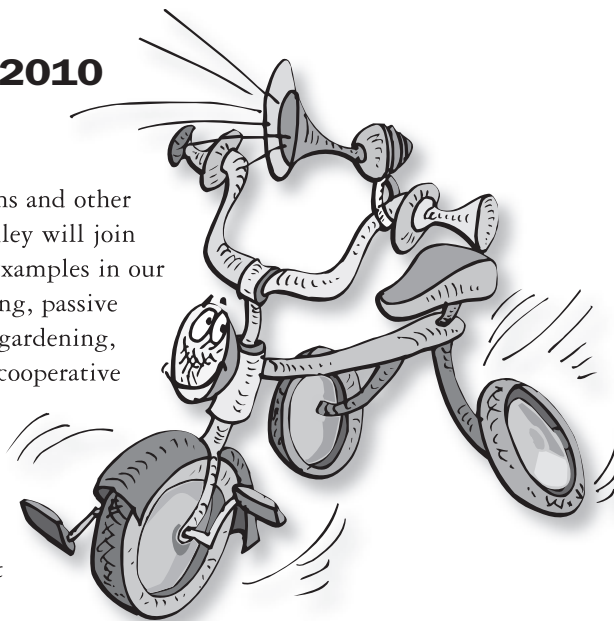


Laurel Hill Valley Green Bike Tour 2010

by Sally Manifold

Over the last two summers, many neighborhoods around Eugene have sponsored bike tours that feature homes, gardens and other elements incorporating sustainable practices. Laurel Hill Valley will join them this summer! We will invite the wider world to visit examples in our neighborhood of lawn conversions to gardens, chicken-keeping, passive and active solar installations, rain water catchment, organic gardening, habitat restoration, creative reuse of construction materials, cooperative gardens, and other creative solutions to conserving resources and energy.

Want to participate? Do you have something to share? Do you have friends and neighbors trying to live sustainably? Get in on the ground floor! Let's aim for a date in late August or September. Contact the Green Bike Tour committee at smanifold@bespin.org, or Sally at 541-344-0169.



Save the Date

The Laurel Hill Valley summer picnic will be on Sunday, August 22 this year. Put it on your calendar now and plan to enjoy a good time with your family and your neighbors at our Laurel Hill Park.

Meet Our New Sponsored Camping Neighbor

by Betty Hosokawa

Before Bob and Shelley moved away to Lone Pine, Bob stopped by my house to introduce our new sponsored camping neighbor, "Doc" Miller. Doc was born in Kentucky and attended the U of Oregon in the waste treatment program. After having surgery on his knees he had to find less physically demanding work. He currently works a six day week for Ruiz Lock and Key. To facilitate any of us reaching him with a concern about the property, he has provided us with both his work and cell phone numbers. Welcome to the neighborhood, Doc!

Ruiz Lock and Key: 541-687-9201, Cell: 541-606-0253

(In case you don't remember from an earlier newsletter, a huge mess from illegal campers and trash dumpers had to be removed from the 21 acre Stevens property, which is adjacent to Moon Mountain and Laurel Hill Drives. To avoid a recurrence of the problem the owners and managers of the property agreed to host a sponsored camper on the site. This person, now "Doc" Miller, keeps on eye on the property and reports any problems to the proper authorities. —editor)



Homeowners' Associations and Neighborhood Associations

by Stephanie Midkiff

Often when I've invited a new neighbor to a neighborhood meeting or to our annual picnic for the Laurel Hill Valley Citizens Neighborhood Association (LHVC), I've been told: "Oh, my neighborhood has its own neighborhood association—I'm in the Hendricks Hill association" or "I'm in the Moon Mountain association." These latter two are homeowners' associations (HOA) rather than neighborhood associations. And yes, you can be in two places at once—or at least you can be in both an HOA and a neighborhood association at the same time.

So what are some of the differences between HOAs and neighborhood associations?

I think the biggest difference is in their inception and purposes. HOAs are generally established at the time a residential neighborhood is planned and lots are sold. They are created by the developer for the purpose of managing and selling the property. The developer withdraws from ownership and responsibility for the development once a prescribed number or percentage of lots or homes are sold—ownership and responsibility for the association are transferred to the property owners. HOAs exist to preserve the values and amenities in a neighborhood. To accomplish this, covenants, conditions and restrictions (CC & Rs) are created and title to the property provides that each purchaser must abide by them. These CC & Rs may prescribe architectural plans for new homes and modifications on existing homes, acceptable exterior paint color, fence height, and whether residents may have satellite dishes or clotheslines, to name a few rules. There may also be some property held in common by the association such as a clubhouse, small park, or landscaped areas. Dues are collected on a regular basis for the upkeep of roads (typically privately owned and maintained) and landscaping and maintenance of common areas. HOAs are also governed by state law on planned communities. See Oregon Revised Statutes (ORS) 94.550–94.785. (<http://www.leg.state.or.us/ors/094.html>.)

Neighborhood associations, on the other hand, may be formed some years after a neighborhood has grown up around a certain area. They are nonprofit, voluntary advocacy groups sanctioned by the city. There are 19 residential neighborhood associations in Eugene and the earliest (including LHVC) date from about 1974. Eugene's neighborhood associations receive support—financial and otherwise—from the City of Eugene Neighborhood Services, now part of the City Manager's Office. This partnership between the city and the neighborhoods serves to facilitate communication between the city staff and departments and its residents. In this way, the city

can maintain a conduit for input on city issues having an impact on residents. One way the city fosters communication and collaboration is by helping to fund the publication of the association newsletters and events such as picnics and concerts in the parks. The city also has a matching grants program where neighbors propose projects to improve the neighborhood, and residents contribute money or labor with the city matching the efforts.

Both HOAs and neighborhood associations may have charters and bylaws and there are governing boards of homeowners/citizens for each. Each depends on participation by the homeowners or citizens. While participation in either a neighborhood association or an HOA takes time and energy and affords an opportunity to have an impact on the peace, quiet and livability of your immediate community, participation in a neighborhood association has the potential for a broader impact on a greater number of people.

Learn more about Eugene's neighborhood associations by going to the City of Eugene web site at <http://www.eugene-or.gov/portal/server.pt> and clicking on Neighborhood Groups, on the right. From there, you can get an overview of neighborhood associations generally by clicking on Neighborhood Associations on the left. You can also click on links to specific neighborhood associations where you can find web sites, neighborhood charters, maps showing boundaries, neighborhood analysis (demographics, crime data), the 2009 Eugene Neighborhood Survey results, and neighborhood newsletters.

Additional information can be found at Wikipedia. See http://en.wikipedia.org/wiki/Neighborhood_association and http://en.wikipedia.org/wiki/Homeowners_association.

Stephanie Midkiff is secretary of the LHVC neighborhood association and also a member of an HOA.





A Very Local Farm Stand

by Deborah Kelly

The Northwest Youth Corps' Laurel Valley Educational Farm will have a farm stand again this year, selling fresh-picked produce grown right here in our neighborhood. The stand will be in front of the farm on Augusta Street (north of the park) and is expected to be open on Wednesdays.

There is not much that tastes better, or is better for you, than really fresh fruits and vegetables that have been grown without pesticides. So enjoy the fact that the NYC has done the work for you and that you can support a good organization when you buy from this very local farm stand.

Solarbration May 15, Plant Sale, May 22, both at Northwest Youth Corps

by Liz Karas, Northwest Youth Corps

May 15

You can learn more about the power of the sun at NYC's Solarbration on May 15 at the NYC campus at 2621 Augusta Street. Planned activities include a ribbon-cutting for NYC's solar array and kiosk funded by the Bonneville Environmental Foundation, a barbeque including foods cooked in solar ovens, free solar education and garden-based activities, plus educational tours.

May 22

The NYC farm has a ton of heirloom tomatoes starts, herbs, berries, and more! Come by between 10am and 2pm on the 22 and make your garden a cornucopia of fresh treats this summer!



Thinking about Fire Engines

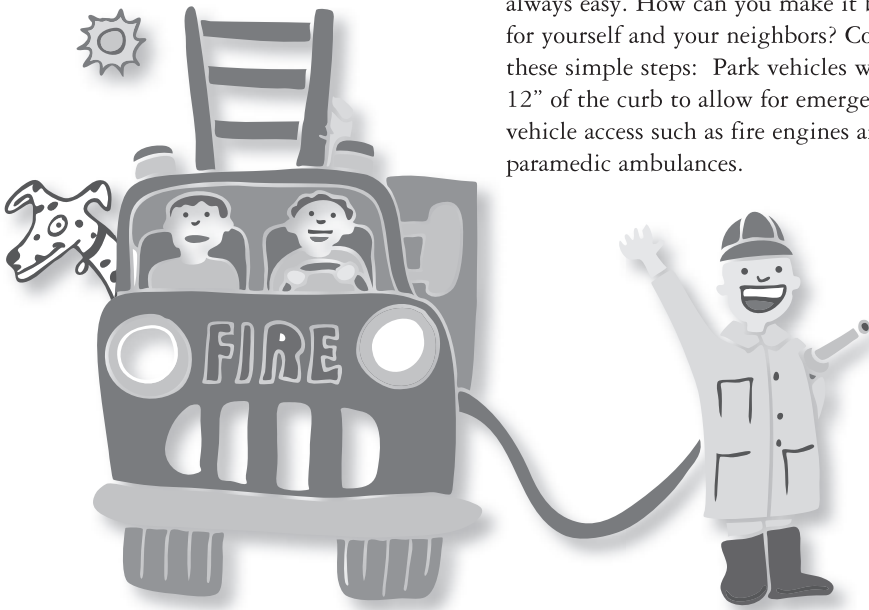
by Joe Zaludek, Deputy Chief of Special Operations, Eugene Fire and EMS Department

Ahh, the good life: A house on stilts, high on a hill among the trees. Peace and quiet. A picture window with a panoramic view. A narrow, winding, idyllic road with hardly any traffic. It just couldn't get much better. Unless

you need a fire engine. Even drivers with emergency-response training have a hard time maneuvering a big rig where there's hardly room to get by, and even less to turn. When a few seconds can make a huge difference, hillside switchbacks on loose gravel are the last thing a fire crew wants to see. Your firefighters will get there as fast as they can—on foot if necessary—but in some of the more picturesque areas of Eugene, it isn't always easy. How can you make it better for yourself and your neighbors? Consider these simple steps: Park vehicles within 12" of the curb to allow for emergency vehicle access such as fire engines and paramedic ambulances.

- Keep the right-of-way clear of trees, brush, and debris, to a height of at least 13'6" and to the maximum width possible.
- If possible, avoid parking on or alongside the road, and ask guests to do the same.
- Be sure your house number is clearly visible from the roadway. Use reflective numbering material or keep the number illuminated at night.
- If you have occasion to voice your road design preferences, keep fire safety in mind.
- If you are responsible for a private road, keep the surface maintained well and keep the roadway clear.

For more information about fire safety, and about what you can do, please contact the Eugene Fire Marshal's Office at 682-5411.



New Gardening Summer Camp in the Neighborhood

Northwest Youth Corps is proud to announce a new Program: YouthGrow. YouthGrow is a three-week summer day camp that engages 9 to 13-year-old youth in fun, garden-focused, service-learning projects that build self-confidence and important life skills. Well-trained Americorps team members will lead youth in gardening at various school garden project member schools, community gardens in the area, and Northwest Youth Corps' Laurel Valley Education Farm. In addition to learning and having fun, campers will prepare school garden project member schools' gardens so they'll be ready for students in the fall.

Campers will also:

- Cook with fresh produce
- Visit local farms
- Go on guided hikes
- Play games
- Learn about local ecology
- Examine the creatures that live in the soil
- Create garden art

If you have any questions, please feel free to contact us at 541-349-5055 or YouthGrow@nwyouthcorps.org



Policy Statement: This is the official newsletter of the Laurel Hill Valley Citizens. Funds for the printing and mailing of newsletters are provided by the City of Eugene. Newsletters are produced by neighborhood volunteers and are free to residents and businesses of the neighborhood. Space is available for letters to the editor or articles from neighbors and will be published as space permits. The information provided and the views expressed in this publication do not necessarily represent the position of the City of Eugene or the Laurel Hill Valley Citizens.



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c/o Neighborhood Services
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Visit Neighborhoods on the Web: www.eugene-or.gov/neighborhoods

Neighborhood Newsletters Now Available Online

by Cindy Clarke, Neighborhood Services Program Coordinator

Neighborhood Services has added a subscription service to each of the 19 neighborhood association pages to allow community members or anyone interested in the activities of Eugene's neighborhood associations to subscribe to receive publications electronically. All addresses within the neighborhood boundary will continue to receive paper copies of the publications. Funding for this project was provided as part of a Telecom grant to enhance neighborhood communications with support from the Neighborhood Leaders Council, the City of Eugene's Information Services Department, and Craig Topham with the Churchill Area Neighbors.

The project includes the creation of an online subscription service for the electronic delivery of neighborhood newsletters or other publications. Those interested in subscribing to the service may do so on any of the neighborhood association pages on the Neighborhood Services website at <http://www.eugene-or.gov/nassociations>. (All information provided will be kept confidential.)

Anyone can sign up to receive publications from as many neighborhood associations as they want and can unsubscribe at any time. This service improvement has the potential to expand the reach of neighborhood communications since one does not have to have a postal address within

a specific neighborhood boundary to receive an electronic publication. A mailing will be going out to all non-resident property owners inviting those interested to subscribe.

Phase two of the project will occur in the latter half of 2010 and includes researching and implementing a way for community members to opt out of receiving paper publications and only receive electronic publications. The challenge for this second phase will be maintaining connection to all current residents as turnover occurs within a neighborhood's boundaries.

Summer and Fall Neighborhood Association Events

Summer Picnic

Sunday August 22, Laurel Hill Park

Fall Neighborhood Meeting:

Thursday, November 18, 7pm

All uncredited material and flower photos by the newsletter editor: Deborah Kelly. Please send letters, articles, comments and concerns to dskharp@yahoo.com.

Newsletter design by LHVC neighbor Katherine Getta, www.gettadesign.com

Laurel Hill Valley Citizens is Eugene's oldest neighborhood organization, chartered by the City Council in 1974. General Meetings are held quarterly to learn about and discuss issues relating to the quality of life in our neighborhood. The LHVC Executive Committee meets at other times to discuss and represent the interests of the neighborhood.

For more information: Sandy Tilcock, LHVC Chair, 541-465-9079, stilcock@gmail.com

www.lhvc.org