

Community Newsletter

The Meadow on Pitney Pond



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Ron and Peggy Win Yard of Excellence

For the Spring of 2020 winners have been announced for the Yard of Excellence Award. Their lovely home had basic landscaping when they purchased it in 2019. The couple has not only done major upgrades to their new home, but they have been actively working on enhancing the landscaping that was originally installed. Now the yard is a virtual showpiece.

Their home is at homesite #86 on the east side of the community. It is these amazing efforts that make this community one of the Willamette Valley's premiere places to live. Thank you for your hard work and jaw-dropping landscaping.



Manufactured Housing Institute

AWARD NOMINATION POSTPONED

The application for the Annual Most Improved Community Award was postponed due to the cancellation of the annual conference of the Manufactured Housing Institute. Though the MHI did opt to award various communities for 2020, it was decided to wait until the 2021 National Conference to present the documentation regarding the nomination of The Meadow for this prestigious award.

Professional photographs have already been taken and a video was produced by our own Steve Barth, whose family has lived in the community for almost 20 years. So, we are 80% ready for the award submission but will wait until next February. The number of homeowners who take pride in living here is inspiring. Thank you and we will keep you posted.



BOAT? RV? TOO MANY CARS?

We have the answer for you! Rent a space right here in your neighborhood. There are a few spaces currently available in the optional RV storage area. These sites provide you with a place for parking those extra vehicles, instead of at a friend's or relative's house. The monthly charge for storage is just \$25 per month. It is a real bargain to the homeowners while keeping our streets clutter-free.

As a reminder, when you are packing your RV for a trip please only have it parked in front of your home for 24 hours. Our streets are wide but still remain a challenge for the local fire department because their trucks are so large. In order to navigate the streets for aide calls, it is important to limit any excess parking to the bare minimum.



NEW PERIMETER FENCE

After 10 years of planning and working toward funding, the new perimeter fence is underway. Our own local Graton's is building the fence which replaces the original one which was over 20 years old. The existing fence had reached a point where some homeowners had pieces of fencing on the ground in their backyards. Special thanks to the homeowners who had to deal with the aging fencing the past couple years, but we needed that time to get the job underway.

The bidding process alone took nearly a full year and the goal was to use a local contractor. As you may have noticed, supporting local businesses has been the mission of the management staff throughout the years.

We realize this project requires us to not only have access to your backyard, but also to our neighbors. Thankfully, with some good negotiation skills on behalf of Lee and Rosi, as well as the contractor.... the project is underway.

If you have any questions, please do not hesitate to call the office.



ALTERATION REQUESTS

Avoid costly mistakes. Want to make exterior changes to your home or improvements to the exterior of your home such as in-ground sprinkler systems, heat pumps, fencing, conversion of your carport to a garage, etc.? Alterations Request Forms are required for all projects that alter your home site in any way. These forms can be obtained from the office (which is currently closed to access, but open for business due to COVID). A simple call or email will get you the proper forms. After submitting the requests you will need to wait for approval before starting the work.

Why are Alteration Request Forms and approval required? First and foremost, the process works to keep a better overall look to the community so the value of the homes remains high for the homeowners. The community used to be cluttered with dilapidated fencing, air conditioners sticking out windows that could be seen when driving by and sheds, sheds and more sheds. Years ago one home had 5 sheds on their property. Can

you imagine what that looked like for the neighbors trying to enjoy a lovely setting in their backyards while having to look at so many sheds?

Another reason for the process is to assist in any way we can regarding necessary permitting, materials, etc. The bottom line for nearly every covenant is to improve the community and the quality of life for all who make The Meadow their home.



EXCERPT FROM 10 WAYS TO MAKE A DIFFERENCE IN YOUR COMMUNITY

ADOPT A NEIGHBOR

You don't have to go far or orchestrate grand gestures to make an impact on someone's life. Whether the older man from down the street who lives alone, or the young mother (of toddlers) on the corner, there are folks in your neighbourhood who could use a hand. Maybe you help shovel after a big storm, take them to the grocery store, or mow the lawn. It might not even matter what you do as long as you show you care.

ORGANIZE A CLEANUP

All you need to hold a successful clean up is a big box of garbage bags, a bigger box of recycling bags, a substantial supply of rubber gloves, a group of friends or volunteers, and a location that needs some love. And these days most public parks, beaches, and neighbourhood streets are in need of a little TLC, and sometimes folks just need a little inspiration to encourage them to help out. Lead the way, and see what follows! Maybe adopt the Junction City Open Space to the south of us and go over once a month to pick up trash.

SHOP LOCAL

A small way to make a difference in your neighborhood is to skip heading to your big-name grocery store, and instead head to your small local shop for your purchases. By spending money at your local, family-owned shops, you're keeping money in your community and supporting your local economy. What this does is creates a cycle where you spend money and then that money is reinvested again and again through other shops and services.



BACKYARD GARDENING

The topic of having backyard gardens has come up. In the past 10 years, no new ones have been approved because of repeated non-maintenance which leads to unsightly backyards. Protecting the overall look of your community is a goal that benefits every homeowner.

Discussions with Detente Management has lead to the consideration of backyard raised garden beds at The Meadow. The details are still being worked out and should be close to completion when this newsletter arrives in your mailbox. Installing a raised garden bed will require the completion of an Alteration Request Form along with a

maintenance agreement so that boxes of unkempt vegetation don't appear throughout the community.

Decisions are not final at this time, but currently, a raised 4 x 8 maximum is being reviewed. For additional gardening space, the flower bed up against the back of each home may be used for vegetables, too.

If you are interested in installing and maintaining a raised garden bed, please contact Lee and Rosi at 541.998.6149 for details and Alteration Forms.

Always remember that the reason your homes are in such high demand is that the majority of homes are quite well-maintained. Good job Meadowites.



OREGON FUN FACTS

- Portland is home to the only leprechaun colony west of Ireland. Built in 1948 by World War II veteran Dick Fagan, Mills End Park is allegedly home to a group of invisible leprechauns, led by head leprechaun Patrick O'Toole. The park, which measures just two square feet, started out as little more than an empty hole created for a light post that was never placed. But Fagan, who worked across the street from the spot, was determined to turn it into something magical, and began planting flowers and spinning stories about the tiny leprechauns who called it home.
- Oregon is home to the biggest mushroom on earth. Spanning approximately 2.4 miles in Oregon's Blue Mountains, the enormous honey fungus is believed to be somewhere between 1900 and 8650 years old. Mushroom hunting is such a popular (and lucrative) activity in Oregon, the state even has its own mushroom festival. Held annually in Estacada, the Estacada Festival of the Fungus features a mushroom hunt, tastings, fungus-themed artwork, and mushroom identification classes. Oregon's culture of mushroom hunting was even featured in the 2014 documentary *The Last Season*, which follows two professional mushroom hunters as they track down rare delicacies.
- Forest Grove is home to the world's tallest barber pole. Built in 1973, the red, white, and blue striped pole is 72 feet high—nearly twice as tall as the previous pole to hold that title, a 40-foot-tall pole in San Antonio.



spring cleanup

ANNUAL DUMPSTER DAY

It was exciting to see all the trucks of landscape supplies arriving here in the last few weeks. To assist you in tackling other clean up items, especially extra carport clutter, there will be a dumpster in the community again for one weekend. This is usually scheduled for late Spring. Currently, a date has not been set as we are waiting to see what can be done during the COVID stay-at-home order.

Another request would be for each homeowner to work to relocate your garbage and recycle bins behind your storage shed. Driving through and looking at tons of garbage cans is detrimental to the beauty of the community.

Please watch the bulletin board for further information.

GARAGE AND CARPORT CONVERSIONS

Requests for Carport-to-Garage conversions have come to our attention. This requires an Alterations Request Form with design sketches and dimensions supplied to the management team for review. Once approved the plans need to go to the City of Junction City for any necessary permits.

The same goes for extending your storage area further back on your lot. The roofline must always be a continuation of the existing siding, roof and roofing materials. Because sheds are very unsightly, they are not approved within the community. For those who might question this ongoing covenant please note that the community used to be cluttered with poorly maintained sheds.

COVID RESTRICTIONS

As you are all aware, the office is "Open" but not for traffic. Please do your communications via phone and email to continue the required Social Distancing aspect of public health and safety. We ask that the 6-foot distancing be maintained, especially with staffing, contractors and the management team.

We are all in this together and look forward to the day we can be as back-to-normal as the future holds.

MANAGEMENT TEAM

Lee and Rosi are working hard to honor social distancing and in doing so are still out in the community, but have switched to drive-throughs temporarily as a replacement for walking the community. As they said, "we are out there, just currently it is either on the mowing tractor or a drive-thru." Be assured that the level of professional management of your community is continuing at the best of our ability.

New Home

\$158,950

**Spacious Home 1,512 Sq Ft* 3 Bedroom, 2 Bath
Brand New Construction**

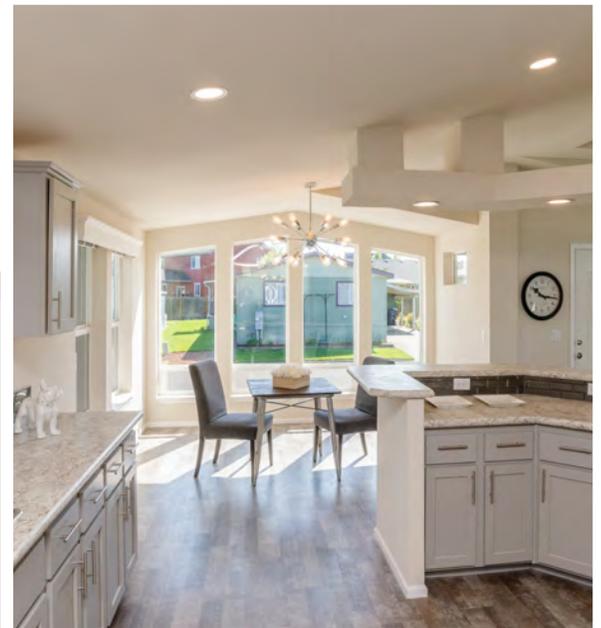
**Financing Available UAC
HUD Inspected**



New Consturction Home is both Luxurious and Edgy with 9' Ceilings and an Oversized Kitchen. Located in a Premiere Community surrounded by World-Class Recreation in the Magnificent Willamette Valley.

Contact Us

Phone Tracy at 541.359.8599
*Approximate square footage



**The Meadow on Pitney Pond is a Professionally Managed
Four-Star Manufactured Home Community**

310 Pitney Lane #78,
Junction City, Oregon 97448
www.themeadowonpitneypond.com
"Move-In Ready Homes"



2020 Parking Survey for The Meadow on Pitney Pond

Dear Residents,

To help meet the parking needs of our growing community we are sending out this brief survey to help us better assess what those needs are and how those needs can be met.

How many vehicles fit in your carport and driveway? _____

Number of licensed drivers in your home? _____

Are your vehicles moved daily? _____

Number of vehicles at your home? _____

This information will help us in trying to determine a solution. We would love to hear any helpful suggestions you may have regarding parking as well.

Please fill out the survey and return to the office with Lee and Rosi, you can drop it in the rent drop box.

Thank you for your participation in making The Meadow on Pitney Pond the wonderful community it is.

Warm Regards,
Santana Schoene
Détente Management.





310 Pintey Lane, #23
Junction City, OR 97448

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