



News You Can Use — Information Sharing from the Board

April 2006

For current information about our community, please use The Park's useful and informative website at www.parkattimberhill.org

Crane Fly Larvae

Many areas of northwest Corvallis are suffering from an infestation of crane fly larvae. They eat the roots and new shoots of grass causing dead-looking brown patches in lawns.

The best defense against crane fly damage is a healthy lawn. Regular fertilizing (usually 3 or 4 times per year) with a slow release fertilizer is essential. Lime may be necessary if your soil is acidic. Treatment of lawns in the Fall with beneficial nematodes or chemical sprays like carbaryl (Sevin) usually prevent Spring infestations. However, if you have significant crane fly activity in the Spring, a chemical spray like Sevin may be required. Some other chemicals which require professional application may also be very effective.

Unfortunately, the OSU Extension Service website doesn't address crane flies. However, the WSU Extension Service has a good collection of information at <http://whatcom.wsu.edu/cranefly/>.

The Park has been working with our landscape maintenance contractor to ensure that common areas are properly cared for and that those areas don't create a breeding ground that could cause problems for homeowner lawns. Homeowners are responsible for proper treatment on their property.

Board of Directors Announcements

- ❖ **The Board reminds ALL owners that any landscaping change and any exterior construction work requires Architectural Review Committee (ARC) approval BEFORE work begins.** If you are beginning work around your home or contemplate undertaking any work, submit an ARC request as soon as you have begun design of your project. Approval is usually easy and quick. Failure to obtain approval can result in undesirable delays and possibly additional expense. Application forms are online on the Park website or can be obtained from DLS Associates.
- ❖ **The Architectural Review Committee (ARC) is developing a quick reference guide for architectural standards in the community.** This document is a major revision of (and will replace) the "Policies, Procedures and Guidelines for Covenants, Codes and Restrictions Enforcement" resolution which was adopted by developer's Board of Directors in May 2002.
- ❖ **The next meeting of the Board of Directors** is scheduled for **Monday evening, June 19, at 7:00 p.m.** at Kings Crossing Professional Building.

Lawn Care Information

Some homeowners have asked about sources for lawn and landscape care information. Of course, many commercial providers are more than willing to help you, usually for a fee or with the hope of selling you their products. If you're a "do-it-yourselfer", there are many internet sources. Two that may be very helpful are Oregon State University and Washington State University Extension Services located at www.oregonstate.edu and www.wsu.edu. Follow the paths through Extension Service and search for "lawn care" or other specialty topics in which you may be interested.

Information or assistance about community issues may be obtained from Dave Stubbs of DLS Associates, by mail at 3205 NW Huckleberry Pl, by phone at 541-602-1775, or by email at DLSAssociates@comcast.net.
Or contact any Board member by email on the website.

Landscape Maintenance

As happens every year in Oregon when Spring finally blooms, vegetation grows very rapidly. It is also an appropriate time to remind all owners about the requirements for proper landscape maintenance. Paragraph 6.5 of the CC&Rs states that "each Owner shall keep all sidewalks, shrubs, trees, grass and plantings of every kind on the Owner's Lot (other than Common Maintenance Areas) neatly trimmed, properly cultivated and free of trash, weeds, and other unsightly material, and shall maintain and irrigate the area of the street right-of-way between the curb and the sidewalk." It's time to ensure grass is properly cut, weeds are removed shrubs are pruned.

Welcome New Owners

The Park welcomes to our community new owners at the following addresses:

Lot 16	3359 Poppy	Michael & Mary Campana
Lot 23	3331 Poppy	Benjamin & Heather Herman
Lot 25	3321 Poppy	Jeffrey Chang & Carmen Wong
Lot 44	3350 Poppy	Samson Berhane & Zufan Keflu

MORE on Backflow Testing

In January, the Board reported that The Park has contracted with B.Johnson Turf and Irrigation for testing of every home's irrigation backflow valve, at a special group rate (\$17 compared to the usual \$35-45 for individual units). This will result in significant cost savings for each owner and eliminate the need for each owner to contact an approved testing organization each year (testing is required annually).

Some owners have received notices stating that backflow device testing is now due. YOU MAY DISREGARD THAT NOTICE. Due to some confusion in the conversion of City records and implementing the new contract, some letters have been mailed to Park property owners.

THINGS YOU NEED TO KNOW NOW:

- ❖ If you have a contract with a testing service now, you will need to cancel that arrangement.
- ❖ Testing has been tentatively scheduled for June.
- ❖ If you receive a notice from the City of Corvallis that you need to have a backflow test performed, immediately contact Dave Stubbs, DLS Associates at 602-1775. Do NOT contact a testing organization!
- ❖ If you have questions about this requirement or about this process, call Dave or send him an email at DLSAssociates@comcast.net.

2006 Board of Directors

President	Todd Lewis	todd@parkattimberhill.org
Secretary	Curt Wright	curt@parkattimberhill.org
Treasurer	Fred Bruck	fred@parkattimberhill.org
Member	Rosemarie Hubley	rosemarie@parkattimberhill.org
Member	Brian B. Eagan	brian@parkattimberhill.org

Mailing address: PATOA, PO Box 771, Corvallis OR 97339-0771

Or, for assistance, you can contact our agent, Dave Stubbs, at DLS Associates
602-1775 or DLSAssociates@comcast.net