

# Emerald View Estates Newsletter April 2024



## Little Library.....is open!!

*Ribbon cutting by Ellen Portrait  
Special guest Brandon of Herringbone Books*

**Great support at the opening with 29 folks showing up.  
A big thanks to Pam & Joe Wright for making it happen!**

### Bench Common Area



**Your HOA in action!**

The common area fence by the little library has been repainted by HOA volunteers! The Sherman Williams paint was purchased at the Emerald View Estates discount price.

### Bench Common Area

If someone would like to donate a bench, so as to dedicate it to a loved one, contact the HOA .  
[evehoa81@gmail.com](mailto:evehoa81@gmail.com) It will be installed next to the Little Library with a great view of Mt Jefferson.

## Parking on 45<sup>th</sup>

Your HOA is looking into addressing the parking that restricts the view for traffic flow on 45<sup>th</sup> and for those turning out of SW Salmon Pl. We are meeting with the city next month.

## HOA fees

Fees are due Jan 1<sup>st</sup>, Apr 1<sup>st</sup>, Jul 1<sup>st</sup> and Oct 1<sup>st</sup> unless you pay yearly. Please mail payments to  
**Emerald View Estates HOA**  
**PO Box 1545**  
**Redmond, Oregon 97756**

## A few friendly reminders

Emerald View Estates Covenants, Conditions and Restrictions (CCRs):

**4.27. Recreational Equipment.** No playground, athletic or recreational equipment or structures, including without limitation, basketball backboards, hoops and related supporting structures, shall be permanently installed in view from any street, sidewalk or Common Area within the Property; placement of these facilities of a permanent nature elsewhere on the Lot must be approved in advance by the ARC. **Portable structures shall be removed from view when not in use and stored out of view from any street, sidewalk or Common Area.**

**4.10. Parking.** (a) Parking of non-commercial passenger vehicles is allowed on areas paved by asphalt or concrete only, and shall only be in garages or driveways if no portion of the vehicle overhangs the street, sidewalks, or pathways. The parking of vehicles is prohibited within the Property if posted, marked "No Parking" or if curbs are painted to restrict parking. **For the purpose of this Declaration, the definition of non-commercial passenger vehicle is a vehicle under 10,000 lbs. such as cars, trucks, SUVs, and motorcycles, licensed to be ridden on public streets.**

(b) .....

(c) Campers, boats, boat trailers, recreational vehicles, commercial vehicles, or other types of non-passenger vehicles, equipment, implements, or accessories **may be temporarily kept on the private streets within the Property or on a paved driveway located on a Lot for a period not to exceed forty-eight (48) hours and only for the purposes of cleaning, preparation for use and unloading.**



**Spring has Sprung**

