

Alvadore Neighborhood News

March 2019 – May 2019 Issue 5

Alvadore News: By Cheryl Chambers, Alvadore Neighbor and Hybrid Real Estate Agent

Before meeting Ernie in the fall of 2007, I hardly knew the difference between Alvadore and Alpine they both were foreign places. Ernie stole my heart from the moment we met, he invited me into this community and today I can not imagine a better place to call home. He has called this community home for nearly 60 years. I started attending the Alvadore Christian Church and began meeting caring neighbors with such interesting community stories and history so many people who work hard and have fun. Through community meetings my first assignment was running the cake walk at the Alvadore Halloween Carnival at the Fire Station. It was my first taste of wholesome country fun, I was hooked. As a volunteer through school activities and Girl Scouts, I wanted to make a difference. I thought perhaps a newsletter would help expose the hidden treasures, the people, and the history that make up this community. Naturally Alvadorans are living the American dream. I feel blessed being a member of this community and want to help share some goodness. On this 1-year anniversary and 5th edition of the Alvadore News, I want to thank all of you for the gratitude, grace and positive feedback the newsletter has received. You can find past issues at www.TheHomeForUs.com under the Alvadore tab. Please don't hesitate to reach out with news, stories, and ideas. The Newsletter wants to tell your story.

Call me at 541-689-4621
Kind Regards, Cheryl

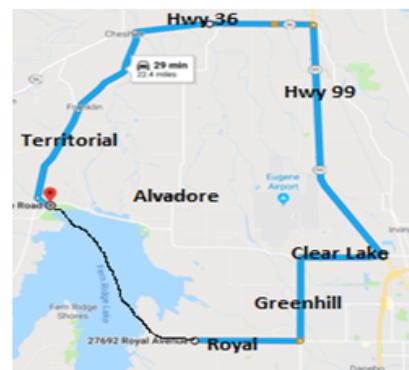
**Hybrid
Real Estate**



Cheryl Chambers
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Alvadore Newsletter
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PO Box 150
Alvadore, OR 97409

Alvadore This publication is intended to bring communication from neighbor to neighbor. We are a community of movers and shakers and often plan community gatherings, support community events and just enjoy life in the country. It has been my experience; if you don't drive by the Alvadore Fire Station you may not be aware of the happenings in the area. Some traditions of Alvadore are at risk of fading away. I want to bring attention to the amazing place and neighbors we have in hopes of assuring existing traditions continue as we grow new ones.
Cheryl Chambers 541-689-4621
Cheryl@TheHomeForUs.com



Amazon Prairie -- We have a new park. Thank you to Liz and Travis for sharing information. Below is the text of a letter sent to neighbors closest to the new park. Our Clear Lake Estates neighbors are working to make sure the city takes out peace and serenity into consideration on this project. The city of Eugene invested 1.7 million so far into this park.

Dear Neighbor,

The City of Eugene Parks and Open Space Division recently purchased the 329-acre parcel at the southeast corner of Goodman and Bud Vaughan Roads west of Clear Lake on the Amazon Channel (see map below). Our vision for this site is a restored wet prairie with a diversity of native plants and very shallow, seasonal pools supporting amphibians and other wildlife. The site will serve as a wetland mitigation bank to offset impacts to wetlands from permitted development in the Eugene-Springfield and surrounding areas.

Mitigation banking is a process regulated by the Oregon Department of State Lands and U.S. Army Corps of Engineers, and the City of Eugene has been operating a self-sustaining wetland mitigation banking program since the mid-1990s. Since its inception, Eugene's award-winning program has demonstrated that our local economy can benefit from development and successfully enhance and conserve public open space. Visit www.eugene-or.gov/mitigationbank to learn more about the City of Eugene's mitigation bank program.

In the longer term, we intend to provide some public access to the site for compatible recreation. There are no specific plans yet, but we would likely include facilities such as trails, nature interpretation, a canoe launch and an associated trailhead with parking. Prior to any recreational development, there will be opportunity for public input. Conceptual restoration plans for the Amazon Prairie Mitigation Bank will be available for review in the coming weeks at <https://tinyurl.com/DSL-AmazonPrairie>.

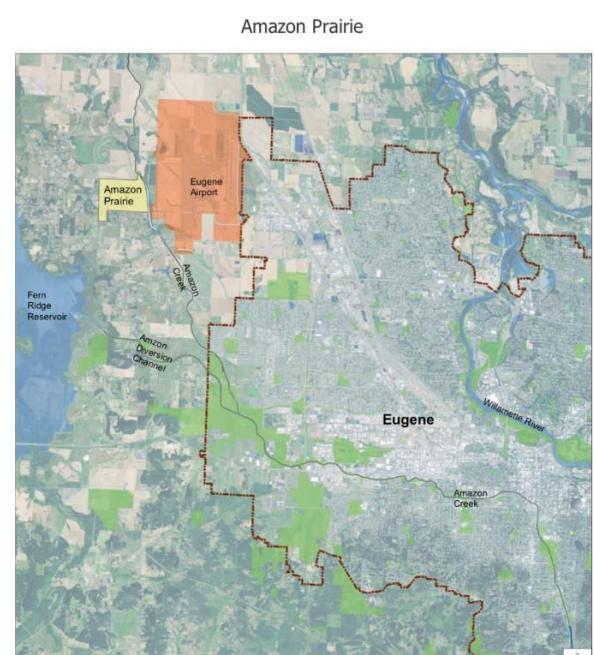
Over the next few months, you may see City staff or contractors conducting survey work, field assessments, and gate and/or fence installation in certain areas. In addition, we expect that farming will continue on some portions of the site for the next couple of years as more detailed plans develop.

Please feel free to contact me with questions or concerns.

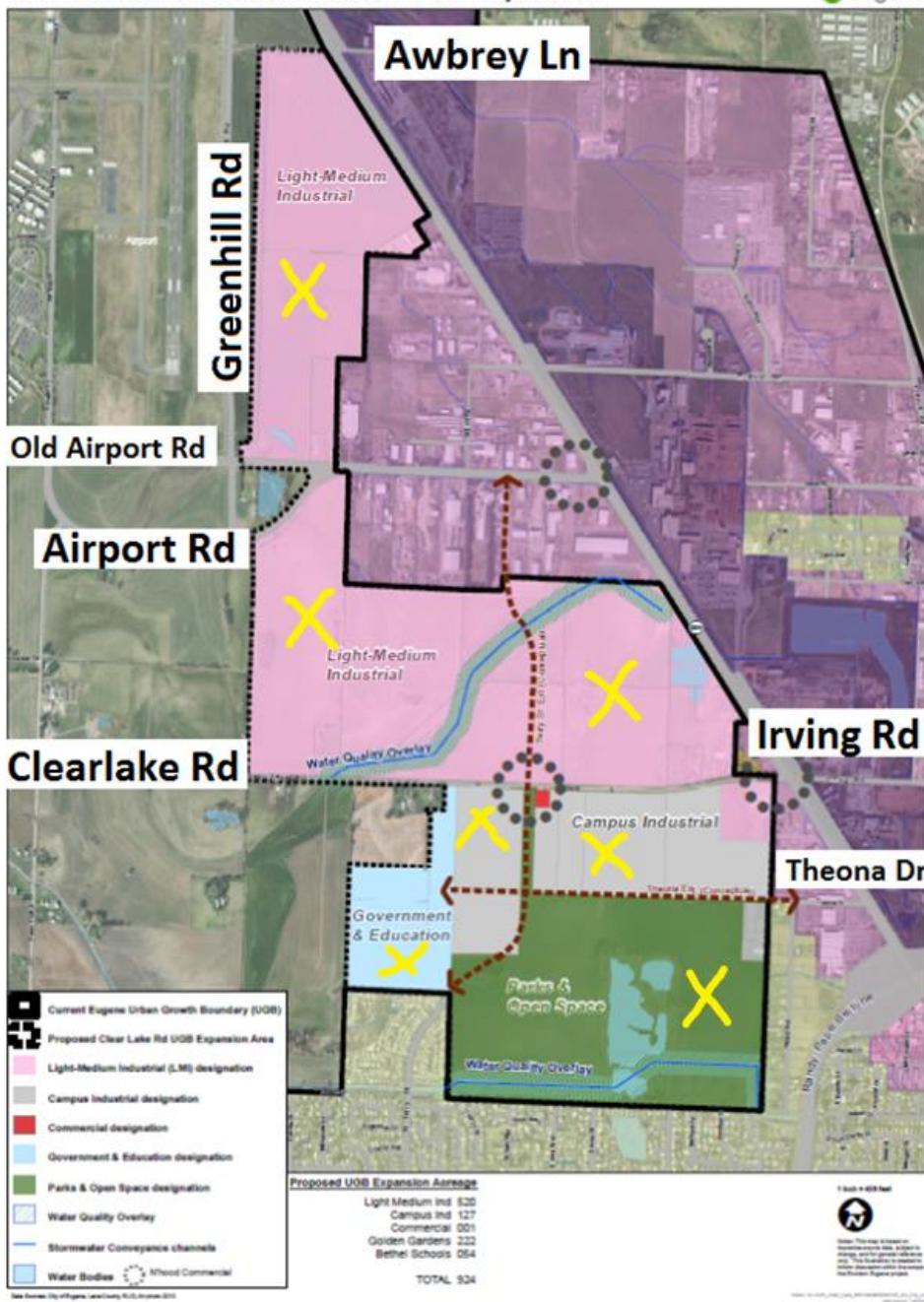
Alvadore Christian Church Peacemakers quilting group would like you to contact them if you know anyone suffering with cancer so they can share a comfort quilt and God's word.

541-688-8884.

THANK YOU TO THOSE WHO SUPPORTED THE RAFFLE!



Clear Lake Area: Recommended UGB Expansion



The following is taken from the eugene-or.gov website

Introduction

The Clear Lake area is a recently [adopted expansion](#) of Eugene's Urban Growth Boundary (UGB) needed for additional [jobs, parks, and schools](#). This expansion adds 924 acres of land to Eugene's UGB between the western edge of the city and the Eugene Airport. The community envisions the Clear Lake area primarily as a green employment center offering large sites for low-impact manufacturing, light industrial uses, offices, commercial services, and health & technology uses. Also anticipated is a new Bethel School District elementary school and enhancements to Golden Gardens Park, a large community park adjacent to the existing Bethel neighborhood. Expansion of city infrastructure will provide [roads, stormwater](#), and sewer services to these developments as they annex into the city. An area-wide green infrastructure system is planned to manage storm water, protect wetland and floodplain resources, and mitigate impacts to natural resources and the environment. This expansion is the largest since the original adoption of the UGB in 1982.

To read more google "clear lake development strategy"

The Eugene Urban Growth Boundary (UGB)

Expanded to include properties along Clear Lake and Greenhill Roads. The city had been reviewing this change for some time and it appears in 2017 the Clear lake expansion area was adopted. The solid black lines were the previous UGB and the dotted lines (also the yellow X areas) indicate the expansion areas. I understand the Bethel School District owns the light blue block of land and the Green block is designated parks. I understand that for these properties to be annexed into the city they will need to be connected to power, water and city sewer. I suspect it will be sometime before we see changes in these areas.

Read More at:
WWW.eugene.or.gov/760/Envision-Eugene
Google "Envision Eugene"

Community Convenience -- Businesses in our community bring us more than Food, Gas and Beverages. They bring places to bump into your neighbors and grow relationships. These community conveniences are operated by local families committed to serving Alvadore. Taking time to plan for the needs of the community and working to create clean, safe environments.

Hillbilly Brews (Veneta Sisters Amanda and Terah, Owners) take pride in hiring and training local talent and preparing them for future jobs. They are committed to serving us and hope you might stop in and try their signature real ice cream and espresso milkshakes made with local Lochmead Dairy ice cream. **The Fern Ridge market** was purchased by Gary and Mandy Dhanju in the winter of 2013. They invested in a remodel in 2015 and work hard to bring in local products including propane for their customers. **Mi Casita Mexican Cuisine** will be opening in early April (next to the Fern Ridge Market). They will bring an authentic menu offering handmade tortillas, authentic mole and chile rellenos, carne asada and so much more! Juan and Maggie Garcia are excited for this new venture and eager to serve their dishes in the community.

The Pawar family purchased the **Alvadore Store** in 1994 and have supported our community for 25 years. When the store was purchased, gas stations were going through regulation changes. In the beginning they were going to close the gas station part of the business but were encouraged by the State to keep the station open to service the community. Over the years they have saved countless people from having a long walk to town for gas. They work hard to maintain competitive gas prices by watching the changes at neighboring stations.

These four businesses are a vital part of our community. Our continued support of each of them will benefit our property values and grow our community relationships. In short, these businesses bring us more than food, gas and drink; they are a big part of maintaining our culture. Your support of these community conveniences is greatly appreciated.

Drive Safe



Feb 2019 Orchard point

As they say “**a picture is worth a thousand words**”, simply missed the corner. As our community grows the roads seem to get smaller as there are more people on them. Someone recently told me no matter who it is “my stuff is more important than your stuff”. Someone also shared with me the loss of lives in front of their home. As we all know it doesn’t pay to hurry on the road. The deer, turkeys, dogs and cats all seem to have a schedule of their own. On these dark winter nights keep your eyes peeled for sasquatch. One never knows what they might see while traveling in our community, it could be Lions selling Chickens. Just a friendly reminder be safe.

Emerald Water Supply Bulk potable water

No Water... No Problem
541-221-7993
541-747-5068

We fill pools, ponds, tanks, water gardens, and do special events!

P.O. Box 381
Elmira, OR 97437
www.facebook.com/EmeraldWaterSupply

“I called at about 11am when we unexpectedly had no water, and by 3pm we had a tank full. Thank you Emerald Water” **ALVAORE NEWSLETTER SPONSOR**



Oregon Paddle Sports will be at Fern Ridge with BOATS! Come and check out the best the paddling industry has to offer and spend the day paddling the hottest models all for free! Bring your questions. **April 20th 11am-4pm** 26126 Bangs Rd



Memorial Day Fun Fly – Eugene RC Aeronauts

No cost for spectators 9am-4pm May 27th
It's a relaxing day of flying to kick off the season



New Home Sought -- Singing Creek Educational Center, which teaches kids local history through hands-on learning, needs a new site for our year-round programming. We seek rent-free or reduced rent land near Eugene with a building, electricity, Wi-Fi, running water, and parking. Contact Karen Rainsong at karen@singingcreekcenter.org



Players
John, Dakota, Ben Derek



First Game Winner
Ben

BINGO! For All Ages!

March 16, Apr 20, May 18, June 15 and into the summer
Alvadore Christian Church 27373 8th Street,
Junction City (Alvadore)
\$15.00 plays all games

Bring Your Friends!
First Time Player \$10.00

Burn Permit

Pick one up at Alvadore Fire Station. Posted outside on the back door. Burn season Oct 1- June 15. Call the Residential Backyard Burning Advisory Line at 541-726-3976 each day before burning

Cans for Camp! The Alvadore Christian Church Youth Group is collecting recyclable bottles and cans. Call 541-689-4621

SevaDog Rescue

Quality Family Rescue Expert Match Making
501(c)(3) Non-Profit
Now offering Dog Boarding at the Claymore Waggin Inn. Call today for rates
541-731-2930

www.sevadog.org

Alvadore Easter Service

April 21st, 10:00 a.m.

Easter Egg Hunt after Service!

We'd love to have you at our Easter service! Every Easter we focus on a different component of Jesus' resurrection. This year we will focus on the abrupt ending of Mark's version of the story, an ending that challenges us to respond by incorporating our own ending into his story.



**Easter Egg Hunt!
After service 11:30ish
Hope you can make it!**

27373 8th St,
Junction City (Alvadore)
www.alvadorechristian.com
(541) 688-8884

Are you up for pitching in? We could always use help in lots of areas. Lots of small jobs helping with Bingo, Food Pantry, Community BBQ's, Halloween Carnival, Sewing Quilts For Cancer Patients, Library Volunteers as well as extra hands for the community garage sale at the fire station. We like volunteers young, old or in the middle. ☺ My apologies for the delay in getting this newsletter to you. It was very full this month and I wanted to make sure it was just right before I sent it. I hope your power wasn't out too long. Cheryl 541-689-4621

DON'T WAIT. COMMUNICATE
MAKE YOUR EMERGENCY PLAN TODAY



Community Meeting – March 13th 7-8:30pm Alvadore Fire Station - Wednesday

At the request of several neighbors I have asked for a follow up meeting to discuss preparing as a community. The natural progression seems to be selecting a neighbor emergency gathering site and care center as well as building neighbor connections. The hope is to promote neighbors reaching out to close proximity neighbors.

Terry Ney, Fire Chief of Lane Fire Authority has agreed to join us as well as Liz Killam a local Neighborhood Watch advocate. Terry will introduce the idea of creating a Community Emergency Response Team. Read more about (CERT) at www.ready.gov/community-emergency-response-team. Liz will introduce the first steps of joining a neighborhood watch group.

Location: Alvadore Fire Station 90825 Alvadore Rd, Junction City

If you missed the January Community Meeting Forest Chambers suggested the best video resource out there was created by Oregon Public Broadcasting called Unprepared. <https://www.opb.org/news/series/unprepared/> or google “OPB unprepared video” Forest also handed out a booklet called “building and Strengthening Disaster Readiness Among Neighbors”. This can be found on google by searching for the booklet title. My take away from the meeting: We will have a disaster and it’s unclear how small or large it will be and there are steps we can take that are simple that can make a difference.

SIMPLE PREPARING TIP: During a major emergency it is very possible all local phone lines will be utilized by emergency services and not available to the public. If this were to occur, it is very possible local citizens will be able to make long distance calls but not local calls. One easy tip is to make sure your loved ones all have “Aunt Betty’s phone number in Iowa”. Your family members can give “Aunt Betty” a call and let them know they are safe and “Aunt Betty” can communicate messages and information to your family.

Community Garage Sale June Date to Be Determined

The summer 2018 Community Garage Sale was a big hit. Plan to open up your Garage/Yard and join the sale or save up your donations for the Alvadore Lions Club. Donations can be dropped off at the Fire Station in the afternoon the day before the sale.

Alvadore Lions Community Chicken BBQ Dates to be Determined

To find the dates and information, call 541-688-1546 or look for updates on the Alvadore News Facebook Page

Alvadore lost five long time Alvadore residence over the last three months. **Tom Anderson 81, Corlyss Bell 84, Terry Korn 98, Barbara Kousky 77, Helen Sanborn 96.** Each of these lives was significant to their families and to our community. Tom ran the Alvadore Store for a time, Corlyss built a home on Clear Lake in 1967 and belonged to the Lions Club, Terry was known for being the first Alvadore Fire Chief, Barbara served as president of the USA Masters Track and Field Assoc for Seven Years, Helen has a street named after her Sanborn Lane here in Alvadore. There is not enough space or time to share all the details of their lives. Many of you will have fond memories of the lives lived. Those we know don’t go away, they walk beside us every day, unseen, unheard, but always near, still loved, still missed and very dear.

Everyone is invited join Helen Sanborn's Service at the Eugene Elks May 11th 2019-time TBD

What's Happening at the Alvadore Church

Relationship Tune-Up Class - Sunday Evenings through - April 14th 6-7pm

Relationships are our most sacred part of life. They are also the most easily neglected. Starting Sunday March 3, Marcus and Carrie Omdahl will be leading a 7 week class through a book called Emotional Healthy Relationships by Pete and Geri Scazzero. This class is designed to equip you with skills on how to clarify expectations, understand the past's impact on the present, how to listen, how to fight cleanly, and more. **This is not for couples only – it is for anyone who wants to get better at nurturing their relationships!** Questions call 541-688-8884

Basket Weaving Class - Wednesday March 20th 5-8:30pm Drop in anytime Questions call 541-689-4621

Blue Grass Concert - April 28th at 6:00 p.m. Come enjoy a Blue-Grass Concert here at Alvadore Christian Church. Jim Pray and his band will be playing a variety of country and blue grass music that will be sure to entertain. The concert is free and we hope to see you then!

Camp Create June 23-25 6:00-8:30 p.m. We are offering our third Camp Create for kids in our community! Camp create is a 3-day event that begins each evening with supper, and includes a bible lesson, a craft, and other fun activities. This year we are doing "Fish Stories." We will learn some amazing things about fish, and how the Bible incorporates them into its wonderful story of God's love. Our final night will end with an outdoor movie in the park!

Movie Nights in the Park, June 25, August 24th This Summer we will be having 2 movies nights in the park! We will have ice-cream before the show and enjoy a movie under the stars! The times and movie selections are still to come, put the dates on your calendar!

**Line Dancing Class – I know you want to!! Want to attend or teach a call to help get a class going. 541-689-4621
It's that easy!**

**To see the Alvadore Christian Church Calendar of Events go to
alvadorechristian.com**



The Alvadore God's Food Box

distributes food in conjunction with Food for Lane County from 10am-2pm on the 4th Thursday of each month at the Alvadore Christian Church everyone welcome 27373 8th Street, Junction City OR

**Alvadore Community Chest
Firewood For Sale
Doug Fir Cord Delivered \$160
Oak Cord Delivered \$225
Wood donated by Paulson's**

**Recycle your old
eye glasses
at the
Alvadore Library**

LIBRARY HOURS
Mon 4-6
Tue 4-8
Wed 10-6
Sat 10-12



28278 Edgewater Drive, Eugene ALVADORE PROPERTY FOR SALE 2.49
SOLD \$440,000 Country Water Front. The setting includes a dock for fishing, canoeing, shop and fruit trees in Clear Lake Estates. 4 Bedrooms, Office, 2.5 bathrooms, 2010 sqft, 2 Car Garage, 40x60 Shop. RMLS #18285234



25215 Perkins Rd, Veneta LAND FOR SALE

6.09 acre flat park like home site or possibly dividable. This property is inside Veneta city and has a small area of greenway/wetlands. Previous mobile home site. RMLS #17160710



Active Listing as of March 5th 2019

ACTIVE Address	Details	Acres	Yr Built	List Price
26522 Hwy 36	3bed/2bath Mfg Home	0.73	1997	\$185,000
29259 Clearlake Rd	3 bed/3 bath	4.7	1920	\$445,999
28810 Royal Ave	4 bed/2.5 bath	5	2002	\$795,000
89780 Green Hill Rd	3bed/1.5 bath	39.85	1910	\$629,000
89780 Green Hill Rd	3bed/1.5 bath	71.58	1910	\$759,000
27645 Snyder Rd	2bed/2 bath Mfg Home	In Park	1973	\$54,500
9800 B St (off Louden)	Previously Decker	42.64	--	\$900

Pending Listing as of March 5th 2019

PENDING Address	Details	Acres	Yr Built	List Price
400/1800 Commercial	Land Only	0.34	--	\$70,000
90837 B St.	Previously Decker Nursery	15.65	--	\$525,000
27134 Morganlee Ln	2 bed / 2.5 bath	1.21	2011	\$549,900
90041 Eaton Ln	3 bed/ 2 bath Mfg Home	4.81	1999	\$269,900

Expired/Withdrawn	Details	Acres	Yr Built	List Price
89676 Montieth Ln	4 bed/2 bath Mfg Home	19.97	2005	\$599,000
90900 Alvadore Rd	2 bed/ 1 bath Mfg Home	0.28	1978	\$225,000
91020 Commercial St	Land Only	0.34	--	\$130,000

Courtesy RMLS.com

SOLD Address	Details	Acres	Yr Built	Sold Price
28278 Edgewater	4 bed/2.5 bath	2.49	1966	\$440,000
90601 Goodman Rd	Farm Land	327.28		\$1,800,000
27645 Snyder Rd #28	2bed/ 1 bath	In Park	1970	\$35,000
27410 Louden Ln	3 bed/ 2 bath Mfg Home	0.99	1974	\$185,000
90949 Main St	2bed/ 2bath Mfg Home	0.64	2004	\$275,000
90715 Alvadore Rd	3 bed/ 2 bath	5.08	1973	\$484,500
91020 Commercial St	3 bed / 1 bath	0.23	1920	\$270,000
90363 Boeing Dr	Corporate Hanger	Building Only	--	\$172,000

Bumpable Buyer	Details	Acres	Yr Built	List Price
0 Wildrose	Land Only	20	--	\$500,000

1475 Green Acres, Eugene

Manufactured Home
Space 14 \$68,500 1978
2 bed/ 2 bath 1464 sq ft
Forced Air + Heat Pump
RMLS 19512314
Cheryl Chambers
Hybrid



31130 Valley View Ln, Cottage Grove

34 Acres with top of the world views
RMLS 18425273 \$440,000 3 Bed / 2 bath
2096 sq ft. Call for a showing today



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**Cheryl
Chambers
541-689-4621
Realtor**