



# The Meadow on Pitney Pond



## DOGGIE DOO DOO

We continue to have problems with unneighborly neighbors letting their dogs poop on other people's lawns. Please note that urine kills lawns. Why does dog urine kill grass? The simple answer is nitrates. If you fertilize your lawn, it already has elevated levels of nitrates, so adding even a little more can kill your grass. Dog urine contains a variety of nitrogen compounds that kill grass. Please be a kind neighbor and do not ruin other people's lawns.

If an accident occurs be sure you have a bag and glove to clean up the mess. Thank you.

## COMMUNITY PERIMETER FENCE

As you are all aware the much-anticipated replacement of the perimeter fence was a massive disappointment. In an effort to support our local community the bid went to a local firm and the resulting poor workmanship lead to major "negotiations" and a massive loss to the community.

We are working diligently to secure a new and better contractor to replace much of the fence and make it look top quality. It is such a stunningly beautiful community that having a shoddy fence is an eyesore and the management is committed to correcting the fencing situation.

## HOUSE NUMBERS!!

In an effort to To facilitate first responders being able to find your home be sure that your house numbers are clear and visible. The numbering of the lots was changed by the city prior to development and, unfortunately, it made a mess of things when it comes to locating homes. Because of that, it is all the more critical that your numbers are easy to see should you ever require an aid call.

If your numbers have been painted over with your house color they will not be visible. Jerry's has some nice larger numbers that you might want to install. Examples can be found on some of the newer homes.



## FISH SPECIES

What fish can be found in our catch and release pond? Both trout and bass are present in the waters. If you choose to feed them, please only feed specific foods designed for these species.

## NUTRIA

Also known as swamp rats - many ponds, lakes, and waterways in Oregon are troubled by this non-native, invasive species. On occasion, they have been spotted in our area and especially at the pond the city owns south of the community. Be sure to let Lee and Rosi know if any are sighted. They ruin beaches, wipe out native habitat and can be aggressive. Your safety is critically important.

## SPORT COURT

Sport Court, but not motocross! Sport Court of Oregon installed the court with a special outdoor decking that is great for such sports as basketball, badminton, and other such sports. It is not good for bikes and scooters which are hard on the decking, so please ride elsewhere in the community.



## FOOD BANK DONATIONS

There will be a donation box at the entrance to "Candy Cane Lane" to help care for those less fortunate during the winter season. We are inviting those who come to visit Santa and see your wonderfully decorated homes to donate to the food bank, if they so choose. You, also, are welcome to join in and help those in need.

**Watch for the donation box!**

## THE NEIGHBORHOOD IS COMPLETE

It is with great enthusiasm that we announce the community is complete. We are confident you have noticed that the entire community is full. Demand for homes within the community remains strong. A variety of reasons are now factoring into this. Not only are there many new and newer homes, but many of the existing homes have upgraded, applied fresh paint, and are showing pride in their homes and landscaping. It is a team effort and each of you plays a role in bettering your community.

## SELLING YOUR HOME?

Thinking of Selling Your Home? **DO NOT LOSE \$\$\$** Contact the professionals at Willamette Home Sales. Why? They specialize in marketing manufactured homes throughout Oregon and Southwest Washington. Because of this, they are able to give you a solid home value evaluation so you get the maximum from selling your home. Plus, they have many buyers looking for a home just like yours. Sadly, many homeowners lose money on the sale of their homes because they do not obtain a solid market valuation. So, others come in and buy a home at big discounts and turn around and sell them for top dollar. If you plan to sell make sure you are getting what your home is worth by phoning the professionals at Willamette Home Sales. Bruce can be reached at 503.626.8590.

## OTHER IMPORTANT REMINDERS!

**Candy Cane Lane Parking** - In order for the Big and Small Kids to see the Holiday Lighting Displays let's all work to keep large vehicles off the streets during the evening hours. The Nazarene Church has been contacted to see if we can use their parking lot for you to use, if you so choose.

**Picnic Table Improvements** - The picnic tables have had some much-needed maintenance and will be ready for you to enjoy warm evenings on the pond once spring rolls around.

**Natural Areas Rehabilitation** - CAUTION, if you see new dirt around the pond please be careful. These areas have been re-seeded and we need to be careful to avoid walking on it so that the grasses can get established.

**Kids Play Area Reminder** - Kids under the age of 12 must be accompanied by an adult while in the park and play area. Be especially careful with the kids along the edge of the pond. Everyone wants to keep them safe!

### Protect Your Investment with some cold weather tips:

- Insulate Your Pipes and Cover the Spigots
- Cleaning Out Gutters helps to prevent "mini" floods around your home.
- Prepare for Outages
- Cleaning Yard Debris and Leaves helps your lawn stay alive
- Winter is a great time to clean your carport. You can even do this on a rainy day.
- Lastly, your lawn would love to be fed. Winter fertilizer help your lawn make it through the winter.

**Thinking of Selling Your Home?** - Just a reminder to let the management staff know. They will guide you through the process of ensuring that your home is up to community standards prior to putting it on the market. This is a requirement and helps make the process smooth for you, the seller, and the new buyer.



**CANDY CANE LANE**  
7<sup>th</sup> ANNUAL HOLIDAY LIGHTS

YES, The Meadow is known as Candy Cane Lane in and around Junction City. And we are nearing that season once again. It is time to dive into thinking about continuing the tradition of The Meadow being THE PLACE TO GO for kids, as well as adult "kids" to enjoy the brilliance of holiday lights.

Judging is on Sunday evening, December 15th around 7pm. Once again prizes will be awarded as follows:

- First Place** - ½ off January Lot Lease Fee
- Second Place** - \$100 VISA Gift Card
- Third Place** - \$75 VISA Gift Card
- Fourth Place** - \$50 VISA Gift Card

and.....as always, honorable mention gift cards will go to those that join in on the festivities. We also want to thank those who do not celebrate during this season for your kindness in accepting our festivities.

**COME SEE THE CHRISTMAS LIGHTS**  
December 10th thru December 31st | 6:00-9:00pm  
Bring the whole family by to enjoy the Christmas lights displays.



The Meadow on Pitney Pond presents  
a FREE event...

**Santa Claus**  
**is coming**  
**to...**  
**The Meadow!**

Come see Santa  
and his elves!

December 14<sup>th</sup>  
from 6:00-8:00PM



They will be handing out candy  
canes and posing for pictures!





310 Pintey Lane, #23  
Junction City, OR 97448

Professionally Managed by

DÉTENTE MANAGEMENT

FALL/WINTER 2020

310 PITNEY LANE



## WELCOME NEW HOMEOWNERS!

- |                       |                        |
|-----------------------|------------------------|
| #5 - Pia & Bob        | #71 - Nancy            |
| #6 - Bonnie & Ken     | #74 - Rubye & John     |
| #7 - Linda & Ron      | #78 - Judy & Clark     |
| #8 - Audrey           | #84 - Jimmie           |
| #40 - Sherrie         | #86 - Peggy & Ron      |
| #45 - Alice & Sherrie | #89 - Judith & William |
| #59 - Diana & Mike    | #90 - Danielle         |
| #68 - Sandra          | #91 - Sally & Paul     |
| #70 - David           | #104 - Ryan            |