

Alvadore Neighborhood News

March 2022 – May 2022 Issue 17

Eva and Max Edleson are at home on their 5-acre farm on Fir Butte Rd.

They met at a school centered on sustainability where they found like mindedness studying sustainable architecture along with building methods. Throughout time shelter has consisted of finding available materials to meet climate needs. From this love for being connected to the land sprang Firespeaking LLC and Long Table Farm both can be found on the web, Facebook and Instagram.

For 20 years they have honed the process of creating masonry heaters as well as wood fired ovens. I learned masonry heaters are clean-burning, efficient and sustainable centerpieces for heating your home. While they look like conventional fireplaces.... masonry heaters have channels inside that absorb much more heat. A well-designed masonry heater is sized so that a 2–3 hour fire in the evening supplies enough heat to the space for it to stay warm until the next evening when it is fired again. Most heaters are used as a house's primary heat source and do not require electricity. Heaters can include cooking and water heating functions as well and are very good for the environment.

I also learned that Principal Stefan Aumack proposed the development of the Bethel Farm on open and unused land between Kalapuya and Prairie Mountain School in Danebo. With district support, generous donations, and grant funding the Farm broke ground in spring 2016. It now features a barn with rooftop solar panels, hoop house, instructional raised garden beds, demonstration solar panels, a composting area, and is run by a Farm Manager. In partnership with the Eugene Water and Electric Board, the Farm is also an emergency water station site. Taking advantage of the Farm's existing well, EWEB has installed a larger pump that will be supplemented with a back-up generator in case of an electric outage. The site will be able to deliver water to our community during an emergency. The site recently added an outdoor kitchen pictured below created by Firespeaking LLC. This space provides the ability for students from all of Bethel to grow and prepare and enjoy the fruits of their labor.

On their farm they have an outdoor kitchen as well and through the pandemic enjoyed the opportunity for a few small outdoor gatherings (covid style) that included cooking instruction and fantastic gatherings that encouraged connecting with friends so needed these days. The Long Table Farm allows them to grow 90% of their families produce year-round. You can register to on their websites and join their mailing lists to learn more about the exciting things they are doing at www.longtable.farm and www.firespeaking.com As with all my stories there is never enough space for all the words. It was a pleasure talking with Eva and Max, I hope you meet them too.



2022 Oregon Property Tax Deferral for Disabled and Senior Citizens (ORS 311.666-ORS 31.701)

As a disabled or senior homeowner, you can borrow from the State of Oregon to pay your property taxes to the county. I was asked to speak in the Oregon Senate on a pending law change related to this program. I will post details on my website www.thehomeforum/blog

How does the program work? If you qualify for the program, Oregon Department of Revenue will pay your county property taxes on November 15 of each year. To participate, you must file an application with the county assessor either by April 15, or file late from April 16 to December 1 and pay a fee. A lien will be placed on your property and we will become a security interest holder. Upon disqualification or cancellation from the program, the following must be repaid in full before the lien or security interest on the property will be released:

- Your property taxes that have been paid by Department of Revenue.
- **The accrued interest (6 percent annually).**
- The cost of recording and releasing the lien.
- A \$55.00 filing fee on manufactured structures.

How is the value of the lien on my property determined? The lien amount is an estimate of future taxes to be paid and interest to be charged based on your current tax and life expectancy tables.

Who qualifies? By April 15, you must meet all of the following requirements:

1. You must be either: • 62 years old or older, or Disabled and receiving or eligible to receive federal Social Security Disability benefits
2. You must own the property, and have a recorded deed in your name.

You can find more details on stipulations at [Oregon Property Tax Deferral for Disabled and Senior Citizens booklet, 150-490-015-1](#) or by google. 2022 Oregon Property Tax Deferral for Disabled and Senior Citizens

Do I qualify if I owe delinquent taxes? Yes, you may have current and future taxes deferred, but you'll still be responsible to pay any delinquent taxes and interest to your county.

Will my heirs be liable for the debt? Yes. Heirs or other transferees may become personally liable for the debt. A transferee is anyone who inherits or receives any benefits from the property following the death of the deferral participant and disqualification of the property from the program. We will collect the existing loan balance from them.

Important dates

January 1 to April 15—Applications accepted at the counties.

April 16 to December 1—Late filing Applications accepted at the county with late filing fee. (Surviving spouses or disabled heirs are asked to contact the deferral unit for their filing deadline.)

July 1—Liens attach to the newly-approved properties.

August 31—Last day to notify us that you don't want us to pay your property taxes.

November 15—Property taxes are paid to the county. December 15—Annual statements are sent to participants

This is a very short description of the program. More details can be found on the Oregon Department of Revenue's Website.

I am aware of two families that wished their parent had not taken the deferral. They felt the 6% interest rate was high and they would have rather paid the taxes along the way for their aging parent. You might talk to your family before you consider this option. Many people take advantage of this program. I imagine it can mean the difference between keeping and losing your home and independence.



Alvadore **SPRING** Neighborhood Watch

Meeting

Saturday, March 15th

7pm-8pm

at Alvadore Christian Church 541-689-4621



Alvadore Lions **Chicken BBQ May 7**

at the Fern Ridge Market

The Alvadore Lions Club has served our community since 1979. In addition to working with Oregon Sight and Hearing Foundation. A few programs currently provided by Lions: Alvadore Community Library, Summer Reading Program, Alvadore Community Bazaar. Programs initiated by Lions: Halloween Carnival ... Easter egg hunt ... Wish Tree to help families during the holidays. When Lions Delores and Jim Hendrickson passed away, they entrusted Alvadore Lions with a scholarship fund for Bethel School graduates; approximately \$2,000 is awarded each year.

Lions can always use help. If interested in helping with an event – or becoming a member - please email dalmatia@comcast.net (with "Lions on the subject line) or telephone the Alvadore Library (541-461-4933) and leave a message. Workers at chicken barbecues receive a discount on a chicken!

-Donna Korn, Membership Chairman



DONATIONS NEEDED! Call Jim Keady to see how you can help 541-915-8437

FOR ALL AGES
6:30pm March 19th,
April 23rd & May 21st

Alvadore Christian Church
Proceeds Support Alv Community Chest

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! WE HOPE YOU WILL TRY AGAIN NEXT YEAR.

Congratulations to the Quilt Raffle Winners

**Wayne and Vicky
Simpson!**



Easter Service & Breakfast

Sunday, April 17th Sunrise Service 7am
Neighbors are welcome to join Breakfast 8am

10am Easter Service Join In-Person, or Online

at www.AlvadoreChristian.com

Alvadore Christian Church 27373 8th Street



Easter Egg Hunt

Alvadore Lions Club Style

Saturday April 16th Start at 11am - **Don't Be Late**

Look for updates on Facebook Page

"Alvadore Community Help"

Will have chocolate for big kids too - No Cost



"The one who dances with you in the rain will most likely walk with you in the storm."

March 1st was "Fat Tuesday," the last day of Carnival or Fasching, before the season of Lent begins March 2nd with "Ash Wednesday" and goes till Easter when Jesus rises from the dead as he said he would. In Austria where we served 10 years, Fasching, which starts each year the morning of November 11 ("11/11 at 11:11"), is also "Ball Season." Of the many things Austrians are great at, every Austrian is trained and skilled at two things: skiing and dancing. Gwyneth was a dancer in high school. We loved to dance together. She and I got to hone our dancing skills with our Austrian friends at some of the balls in Vienna. We didn't dance regularly - except in the kitchen to 60's and 70's oldies. But we loved to dance at every wedding we attended. Two prominent sayings we have in our home are "The one who dances with you in the rain will most likely walk with you in the storm" and "Dance, Just Dance!" These pretty profoundly characterized our life together, in the hard times and the great times. So, we enter Lent, the season when many Jesus-followers practice greater solemn reflection, yearning anticipation and humble preparation of new life at Easter, which points to the eternal life to come, when we'll dance forever with no longer a tinge of grief. I miss you, Gwynnie, my



life's dance partner. We danced in the rain and walked together in the storm. And we yearned to the end for the Big Dance to come, as I still do. "You have turned for me my mourning into dancing; you have loosed my clothes of grief and clothed me with gladness, That my whole being may sing your praise and not be silent. O Lord my God, I will thank you forever! (Psalm 30:11-12)

Facebook post by Fred Bailey longtime Alvadorean

Listing Data as of November 23, 2021

ACTIVE Address	Details	Acres	Year Built	List Price
91979 Territorial Hwy	Corner of Franklin	.92	LAND	\$158,000
91955 Territorial Hwy	5 bed / 4 bath	16.35	2007	\$1,200,000
29015 Meadowview (Equestrian Center)	3 bed / 2 bath	39.17	2003	\$1,500,000
89780 Green Hill Rd	3 bed / 1.5 bath	70.00	1910	\$1,295,000
27645 Snyder Rd Sp01	2 bed/ 2 bath	PARK	1969	\$50,000
29273 Old Airport Rd	Industrial	8	LAND	\$2,000,000

PENDING Address	Details	Acres	Year Built	List Price
26916 Hwy 36 Sp44	3 bed / 2 bath	Park	1996	\$140,000
90314 Shore Ln	3 bed/ 3 bath	0.82	2016	\$995,000
27645 Snyder Rd Sp56	3 bed/ 2 bath	PARK	1976	\$150,000
90949 MAIN ST	2 bed/ 2 bath	0.64	2004	\$374,999
26479 Hall Rd	4 bed/ 2 bath	7.96	1986	\$715,000

Canceled/Expired	Details	Acres	Year Built	List Price
89700 Green Hill Rd	3 bed / 1 bath	4.91	1962	\$525,000
27645 Snyder Rd Sp83	2 bed/ 2 bath	PARK	1973	\$65,900

Data Courtesy **RMLS.com**

SOLD Address	Details	Acres	Year Built	Sold Price
89962 Fir Butte Rd	4 bed / 2.5 bath	24.48	1975	\$786,000
26916 Hwy 36 Sp15	2 bed / 2 bath	Park	1973	\$64,500
92302 Green Hill Rd	4 bed/ 2 bath	20.64	1961	\$995,500
27645 Snyder Rd #83	2 bed/ 2 bath	Park	1920	\$65,900
Hwy 36	Land	1.59	LAND	\$185,000
28687 Meadowview Rd	3 bed / 2 bath	39.58	1991	\$525,000
28127 Edgewater Dr	3 bed/ 2.5 bath	1.86	1965	\$861,000

Cheryl Chambers Chambers Real Estate Group

Powered By Hybrid Real Estate

541-689-4621

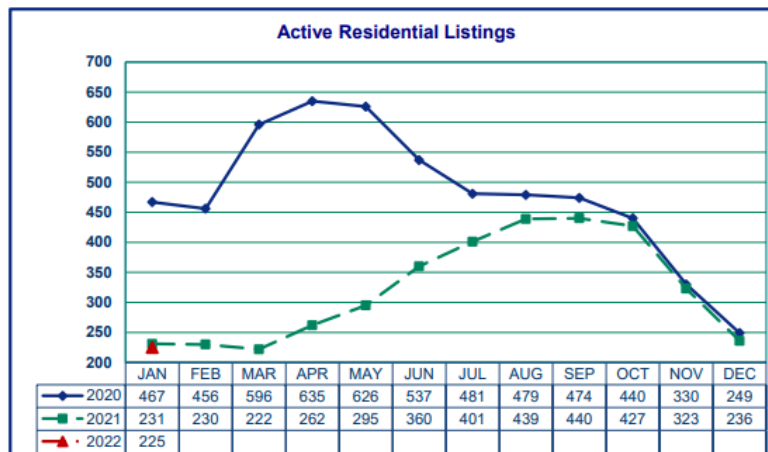
FOR SALE - \$600,000
785 Spruce St, Junction City
 This home features
 a Real Shop
 Move in Ready and
 Updated Home



Inventory in Months*

	2020	2021	2022
January	1.9	0.8	0.8
February	1.6	0.9	
March	1.7	0.6	
April	2.0	0.7	
May	2.0	0.7	
June	1.3	0.7	
July	0.9	0.8	
August	1.0	0.9	
September	1.1	1.0	
October	0.9	0.9	
November	0.8	0.8	
December	0.6	0.6	

*Inventory in Months is calculated by dividing the Active Residential Listings at the end of the month in question by the number of closed sales for that month. This number includes proposed and under construction homes.



ACTIVE RESIDENTIAL LISTINGS GREATER LANE COUNTY, OR

*This graph shows
the active residential
listings over the past
three calendar years in
Greater Lane County,
Oregon.*

As of March 3rd, at 2pm the Active listing count is 256 homes FOR SALE in Greater Lane County per RMLS. It is a good time to sell. Call Cheryl with any of your Real Estate Question or a no obligation confidential market analysis 541-689-4621

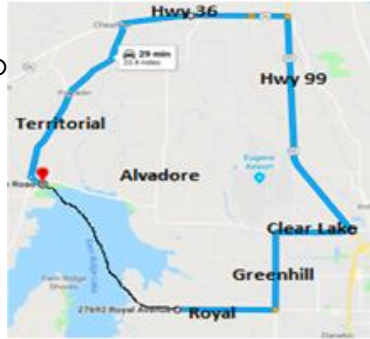
Alvadore This publication is intended to bring communication from neighbor to neighbor.

Alvadore Newsletter
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Comments, Corrections,
Additions? Buying or Selling?

Contact

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Alvadore Neighborhood News

**Alvadore
Community**

**GARAGE
SALE**

June 10 & 11, 2022

Fri/Sat

Call to be added to the Map

NO COST 541-689-4621

DATE CHANGED

so, you can join the Function in Junction weekend on June 3/4

**Outdoor
Burning
Advisory Line
541-726-3976
Please Call
before you
Burn.**

