

# Alvadore Neighborhood News

September 2022 – November 2022 Issue 19

## Camas Country Bakery, Store and Mill

Close to Nature, Close to Home

whole grains and artesian flours from the heart of the Willamette valley

Alvadore Rd to Meadowview Rd to Purkerson Rd to 91948 Purkerson you will find the Bakery

Open Thu-Sat 8am-3pm - **THE MILL - EST. 2011 IN THE WILLAMETTE VALLEY**

When Camas Country first opened its doors in 2011, we were the first mill of our kind to operate in the Willamette Valley in nearly eighty years. Grist mills once peppered the landscape of the valley, particularly along waterways, with mills in even the smallest communities. Over time, as the success of the seed industry pushed locally consumed grains to the margins, local mills also faded from the valley, and factory flour came to dominate pantry and grocery shelves across the Pacific Northwest.

### REVIVING GRAIN MILLING - A COMMUNITY EFFORT

The first rumblings of a local mill enterprise started in Tom Hunton's mind as commodity crop prices were buffeted by the stormy economy during the recession. Having raised grass seed, vegetable and cover crop seed, and wheat for export for decades, Tom decided it was time to diversify the family farm even further, and try something virtually unheard of for a mid-size valley farm—grow grain for the local and regional market. There is tremendous infrastructure set up in Oregon to get wheat and grain out of the state (in 2011, 85% of Oregon wheat was shipped overseas), but very little to keep it within the state.

Meetings with the Southern Willamette Valley Bean & Grain Project and consulting with university plant breeders led to wheat test plots on Hunton's farm. Defying conventional wisdom, that first harvest proved that valley-grown hard red and white spring wheat had sufficient protein to meet the needs of commercial bakers. Not content to grow the grain and navigate financially and environmentally damaging shipping to a processor elsewhere, the Hunton's decided to build their own mill. With the help of local distributor Hummingbird Wholesale and the city of Eugene, funding and strategy for the pieces of Camas Country Mill came together, and our doors opened in the spring of 2011.

### HOW THE MILL WORKS

#### STONE GRIST MILLS ARE THE MOST ANCIENT FORM OF FLOUR MILLS

Since then, more local and regional farmers have joined us in growing grains and legumes that are processed or packed at Camas Country, and over 2 million pounds of flour have run through our mill. We now supply 10 Oregon school districts with whole grain flour, as well as packaging a complete protein lentil-barley soup mix for our local food bank and supplying home and commercial kitchens throughout the West.

#### SPELT HAZELNUT COOKIES

2 C Camas Country Mill Spelt Flour, ½ C Sugar  
5 oz Hazelnuts, toasted and finely chopped.  
16 Tbsp butter, softened, 1 tsp Vanilla extract

Preheat oven to 325 degrees. Cream sugar and butter in a mixer until light and fluffy. Add vanilla extract and Camas Country Mill Spelt Flour. Mix well. Add hazelnuts and mix to combine. Chill dough for 30 minutes. Roll into two logs and cut into ¼ inch slices. Place slices on parchment paper or silicon cookie sheet. Bake for 18-20 minutes.

Optional – for a savory butter cookie, cut sugar in half and add ¼ tsp salt and 1 Tbsp finely chopped rosemary.

**This and other recipes can be found at**

**<https://www.camascountrymill.com/recipe-corner>**

#### ONLINE & IN-STORES





*The Walls of the lower Fern Ridge School still show the graphite signatures of local school children from over 100 years ago.*

One hundred years ago, the distinct silhouettes of one-room schoolhouses were rural anchors in areas across the west, much like stone grist mills, which existed to support isolated local communities. Left to decay in the wake of rapid modernization, we believe these pieces of living history are worth reviving, preserving, and sharing. As we work on-farm and at the mill to reinvigorate local grain raising and milling, we are also preserving this schoolhouse as a community asset for all to enjoy.

Located at the Camas Mill Bakery on Purkerson



**Watch the Camas Country Mill Website & Facebook Page for dates and times to join Tom Hutton for a field walk starting at the Bakery**

<https://www.camascountrymill.com> & <https://www.facebook.com/camascountrymill>

New Lunch! This month they are serving a Texas Caviar, made with their Lina Cisco's Bird Egg and Great Northern Beans, with house made tortilla chips! Happy September! 🍁



Alvadore Rd to Meadowview Rd to Purkerson Rd to 91948 Purkerson you will find the Bakery



Lots happening at Alvadore Christian Church  
27373 8<sup>th</sup> St, Junction City – In the Heart of Alvadore

## Quilt Show and Holiday Sale!

**Nov 18 & 19** Alvadore Christian Church 9am-4pm

The Piecemakers Quilt Group is once again planning their Quilt Show and Holiday Sale for November 18 and 19 at Alvadore Church. The annual Christmas raffle quilt will be on display and tickets will be sold at this event. Tickets are \$1.00 each or 6 for \$5.00. Great place to do some Christmas shopping.

### Women's Bible Study

Resumes on September 12<sup>th</sup> on Mondays at 9:00am for 90 minutes. Everyone is welcome. We will continue our journey thru the Holy Land in the video series with Rav Vander Laan.

### VACATION BIBLE SCHOOL (VBS)

By all accounts Alvadore Christian Church's VBS this year was a raging success and loads of fun for all involved! **Thirty-five** children, grades K-8, participated, and there were more than twenty-five adult volunteers! Everyone learned about the value of life as we visited the land down under, Australia! The teams of Dingoes, Kangaroos, and Koalas participated in fun games, creative crafts, and life affirming lessons for three evenings in a row. Iguana Don was a hit, leading everyone in some rousing music that lit up Alvadore!

Melissa Parks

We Can't wait for next year!



By Appointment Only  
541-683-7242

**4<sup>th</sup> week of  
the month  
Adjusted for  
Holidays**

Lane County Food Banks  
are equal opportunity  
providers.

For this Fall  
Donations that are  
needed include  
Peanut Butter and  
Canned Meats and  
Vegetables and  
cash donations are  
always  
appreciated.  
Donation can be  
sent to Alvadore  
Christian Church in  
care of God's Food  
Box P.O. Box 67  
Alvadore OR 97409  
Food can be dropped off in  
the post office at the  
Alvadore Market

Wayne and Lana  
Davis are retiring after  
15 years of service.  
**We thank them for all  
their time and  
generosity!**

**Living on a gravel road** usually leads to a quiet out of the way oasis. The cost of living on a gravel road often includes driveway maintenance.

Rock 101 - Gravel roads need rock. The two main types of rock in this area are River Rock and Quarry Rock. "Crushed quarry rock is the preferred rock for driveways and pathways. Driveways usually call for crushed quarry rock *with fines* (referred to as MINUS, as in 3/4" minus). The fines help pack down the rock better than a product that has no fines." Source Lane Forest Product Website

The drivers at Conser Quarry on Ferguson Road will deliver a 16-ton truck load (about \$350-\$370 depending on location and rock size) to your driveway. They tilt the bed and open the gate a small amount and drive slowly down your driveway and spread the rock. I have seen a truck load cover about 400' of driveway and understand that they can set it up so that the gravel only falls on the tire track areas splitting the trail and extending the coverage.

**Crushed gravel:** Measured by screening so size indicated largest pieces in mix, i.e. 3/4 -inch size or 3/4 minus consists of everything that will pass through a 3/4 -inch screen, right down to the dust. The 3/4 -inch works well as base rock for just about anything, including driveways or sidewalks; 1/2 -inch size makes a nice topcoat for a driveway or a pathway in a muddy area; 1 1/4 inch can fill in dry-stack walls or pathways. -- *Homes & Gardens of the Northwest staff Google, your suppliers as well as your neighbors will have lots of opinions on what size gravel to use.*

Speaking of neighbors, often gravel driveways are shared with neighbors. Your location on the driveway often indicates how much of the driveway you use along with other factors like the number of drivers, deliveries, essentially how much you use the driveway. A home owner at the beginning typically uses the least and the usage increases to the last neighbors at the end. Lane County Public Works will not advise you on how to divide the expense and who owes what.

So... Be a good neighbor, share in the maintenance and care of the driveway. Drive slowly and explain to your guests and children that driving fast on a driveway tears it up and diminishes the integrity and costs money. Talk to your neighbors about the cost of driveway maintenance. It may not be a comfortable conversation but if you are thinking about it so are they. Do what you can when you can to chip in.

My favorite driveway story came from a good friend. Lori said many years ago her grandfather had a tractor and it was easy for him so he maintained several driveways in his neighborhood. In exchange those neighbors helped him with his sheep. Be like Lori's grandfather and help your neighbors in ways that you can. Reach out and acknowledge what you can and can't do. Show your appreciation to neighbors that drive slowly and add rock. Chipping in on the cost is always appreciated but, I suspect, generally never expected by the neighbor that bites the bullet and has rock added to the drive. A kind thank you and a plate of baked goods is always appreciated with any monetary help you can give.

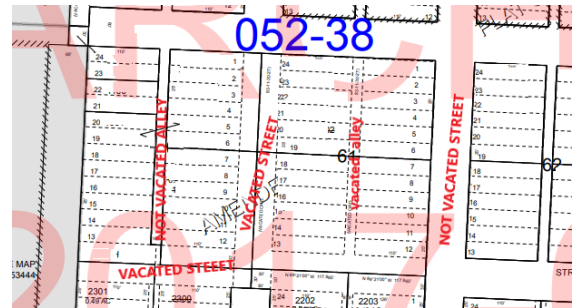
My husband said this article sounded like it was right out of the Girl Scout Manual. Because it made me laugh really hard, I will share, I recently became a Lifetime Member of Girl Scouts Oh boy.. I hope you enjoy this newsletter as much as I do! Cheryl

## Lane County has eliminated the Special Benefit Fee associated with Vacating property. **Note: this only affects vacation proceedings under the jurisdiction of Lane County.**

If you have ever tried to vacate an undeveloped road or alley in Alvadore you know what this means. For those that have not, I am going to try to explain it. When Alvadore was platted, it was plated with roads and alley ways and many small 110'X25' lots. The Alleyways and many of the roads were never developed. I have been told the plan for this area was to support the Railroad. If you know why Alvadore was designed this way I would love to hear your details. The "heart" of Alvadore is designed this way and as you move away from the center of Alvadore lots were platted for larger parcels. I hope you can see from this

sample plat map it is common for a property owner in the heart of Alvadore to have an undeveloped alley way running thru the middle of their land or to have an undeveloped roadway between them and a neighbor. Undeveloped alley ways and roads that were plated belong to Lane County and if needed can be used to access lots that may not have other access.

If you want to own the undeveloped part of land bordering



or running through your property the process is to file a form with the county and pay a deposit/fee relative to the cost for the county to process the application. The deposit/fee is \$3400 for a vacation without a hearing and a \$4800 deposit/fee for a controversial application that would require a hearing. In addition to the application deposit the county would use a calculation to set a value for the area vacated and charge the land owner that Special Benefit Fee. I have heard the Special Benefit being as much as \$29,000. **NEWS FLASH – in April 2022 - LANE COUNTY removed all reference to the SPECIAL BENEFIT FEE REQUIREMENT from all vacation information handouts. They are no longer calculating the value of the land that is being vacated. This change is only for properties under the jurisdiction of Lane County.** – **THE FINE PRINT – when filling out the form to vacate, any neighbor whose property touches the area you want to vacate needs to sign the application.**

**Often a roadway is split between the neighbors – roads are generally 60' wide so each neighbor might receive 30'.** Why would you want to vacate an alley way or road that is unused and borders your property? Likely you are mowing and maintaining those bits of land and may need them to expand your home, add a garage or replacement a septic field. Those bits may not belong to you and if rules change, your ability to own that land could change too. It is not legal to put a home, building, septic, well or anything on a piece of land that belongs to the county. Having an alley way on your property that is not vacated becomes important if you want to do something on your land that requires a permit. As always there is only so much space for words here.



Questions on this subject information can be found online at [lanecounty.org](http://lanecounty.org) as well as through the Lane County Customer Service Center 3050 N Delta Hwy, Eugene Phone 541-682-6900 - Hours M-F 9-4 (arrive before 3:30 to be placed in line to meet with a planner. I have been to the county as well as the city asking more questions on more properties than I can count. I have learned to ask the same question 4 different ways trying to understand things from all angles. Don't hesitate to reach out to me. I can help you formulate your questions and explain some of the basics.

I do have a basic understanding of terms like Legal Lot Verification, Lot Combining Covenants, Property Zones, Surveys, Easements, Septic's, Wells, Driveway Maintenance Agreements and more. I enjoy learning and hearing stories along the way. I am always working hard to earn your business and trust. I love it when my phone rings. Cheryl Chambers, Realtor and Neighbor 541-689-4621.



## Listing Data as of August 31, 2022

ACTIVE Address	Details	Acres	Year Built	List Price
26916 Hwy 36 #39	2 bed / 2 bath	PARK	1982	\$140,000
91979 Territorial Hwy	Corner of Franklin	0.92	LAND	\$149,995
27390 8 <sup>TH</sup> St	4 bed / 1.5 bath	0.88	1964	\$559,900
90969 Alvadore Rd	3 bed / 2 bath	5	1975	\$599,999
27285 Clear Lake Rd	3 bed / 1 bath	3.68	1959	\$625,000
27075 Loudon Ln	4 bed / 2 bath	5.88	1980	\$759,000
27178 Clear Lake Rd	2 bed / 1 bath	4.41	1946	\$798,900
89780 Green Hill Rd	3 bed / 1.5 bath	70	1910	\$975,000
28072 Bridges Ln	4 bed / 3 bath	2.5	1999	\$995,000
27965 Crossley Ln	3 bed / 3.5 bath	5.69	1994	\$1,100,000
26916 Old Airport Rd	Industrial	8	LAND	\$2,000,000

PENDING Address	Details	List Price
26916 Hwy 36 #43	2 bed / 1 bath	PARK 1994 \$75,000
90798 Alvadore Rd	Lot Only	.44 LAND \$140,000
90798 Alvadore Rd	3 bed / 1 bath	.26 1924 \$295,000
91696 Green Hill Rd	3 bed / 2 bath	3.16 1995 \$749,000

Canceled/Expired	Details	Acres	Year Built	List Price
91955 Territorial Hwy	5 bed / 4 bath	16.35	2007	\$1,200,000

Data Courtesy **RMLS.com**

SOLD Address	Details	Acres	Year Built	Sold Price
27645 Snyder Rd Sp01	2 bed / 2 bath	PARK	1969	\$40,000
26916 Hwy 36 #52	2 bed / 2 bath	PARK	1995	\$140,000
90890 Alvadore Rd	4 bed / 2 bath	0.22	2022	\$495,000
27321 Clear Lake Rd	3 bed / 1 bath	4.71	1946	\$589,900
89068 Fir Butte Rd	5 bed / 2 bath	7.25	1960	\$750,000
90292 Shore Ln	3 bed / 2.5 bath	4.44	1971	\$950,000
91201 Territorial Hwy	3 bed / 2.5 bath	35.49	1985	\$1,150,000
29015 Meadowview (Equestrian Center)	3 bed / 2 bath	39.17	2003	\$1500,000



**27645 Snyder Rd #1  
Junction City  
SOLD PRICE \$40,000**



**90798 Alvadore Rd  
House Only  
List Price \$295,000  
PENDING**



**90798 Alvadore Rd  
Lot Only .44 Acre  
List Price \$140,000  
PENDING**



**2145 Carmel, Eugene OR 97401  
FOR SALE \$425,000  
3 bed 1.5 Bath  
with 2<sup>nd</sup> full bath ready to finish**



**4899 Elva Lane, Eugene 97405  
.64 Lot w/ Approved Building Plans  
FOR SALE \$250,000**

**Or Option to Have Home Built  
FOR SALE \$1,200,000 - \$1,300,000**

# **THE CARNIVAL IS BACK! COME ONE, COME ALL**

**Everyone is welcome at the 47<sup>TH</sup> annual  
ALVADORE HALLOWEEN CARNIVAL!**

**Monday October 31<sup>st</sup> 6:00 pm – 9:00 pm**

**Alvadore Fire Station – Admission is Free**

Experience this old-fashioned carnival with good food, cotton candy, popcorn, costume contests, raffles, carnival games & prizes. It's a great opportunity to meet and visit with your neighbors. There's something fun for everyone!

**\*\*\* IN THE KITCHEN THIS YEAR \*\*\***

Taco Bar, rice, beans & beverage for \$6.00 – dinner available from 5:30 pm – 8:45 pm. Also, pie, cupcakes, cookies and beverages available for individual purchase.

**Free bag of candy for ALL children**

**Dessert, beverage & carnival game tickets - 2/\$1.00**

**PRIZES FOR COSTUME CONTESTS:**

**Ages 0-3; 4-7; 8-12; 13 and up**

**We have missed you! Come Enjoy an Old Fashion Carnival!**

**Like us on Facebook @**

**<https://www.facebook.com/AlvadoreHalloweenCarnival>**

**Without You the Carnival would be no fun! We must have Volunteers and Donations. Business are closing due to lack of workers. The carnival is no different. Without participation the carnival will end.**

## **VOLUNTEERS**

**We know you want to help. There are many volunteer opportunities days before, during and after the carnival. We will find the perfect job for YOU!**

## **CARNIVAL DONATIONS:**

**DONATE CASH:** used to purchase prizes and supplies.

**DONATE:** raffle items.

**DONATE:** cakes, cupcakes, cookies, pies, brownies & other goodies (be creative) for CAKE WALK.

**DONATE:** wrapped candy for treat bags - leave at Alvadore Store, Alvadore Library or with Kim King **DEADLINE: Friday, October 28th.**

## **VOLUNTEER:**

**(Day of the carnival)**

**SET UP** for carnival (starts @ 9:00 am, help is needed throughout the day)

**RUN** a booth - any or all shifts (6 - 9 pm) **\*\*really need people to work the games.**

**WORK** in the kitchen - any or all shifts (4:00 – 9:15 pm)

**CLEAN** up after carnival (starts at approximately 9:00 pm)

**\*\*Students who volunteer receive community service credit for hours worked\*\***

For a detailed list of jobs or more information, **please** contact

**Kim King** at 541-729-9846 [equinechili@gmail.com](mailto:equinechili@gmail.com) or

**Cheryl Chambers** at 541-689-4621 [Cheryl@croregon.com](mailto:Cheryl@croregon.com).

**Like us on Facebook @**

**<https://www.facebook.com/AlvadoreHalloweenCarnival>**



# REMINDER - MARK YOUR CALLANDER!



**ALL AGES WELCOME - Saturday's**  
**September 17h & October 22nd 6:30P**

**Alvadore Christian Church** *Proceeds Support Alv Community Chest*

## Happy 110th Birthday Alvadore!

Alvadore Established 1912

is an unincorporated community in Lane County. Located 9 miles northwest of downtown Eugene and one-mile north east of Fern Ridge. Alvadore was named for Alvadore Welch of Portland, who built the Portland to Eugene and Eastern Railway though the community. The railway was later acquired by Southern Pacific Railroad, but in 1936 the track was torn up. The Alvadore Post office was established in 1914.

**Happy 150th Birthday Junction City!**  
**All are invited to the Party!**  
**September 15-18, 2022**

**Junction City Little Opry**  
**Country &**  
**Old Time Rock & Roll**

**Sunday Sept 18th**  
**1420 Kalmia St**  
**Corner of 14th & Kalmia**

**Great Performers, 50/50 Raffle**  
**\$5.00 per person**  
**12 years and younger free**

**Proceeds go to building a ramp at the**  
**Junction City Grange**



## JUNCTION CITY SESQUICENTENNIAL 1872-2022

### SCHEDULE OF EVENTS September 15-18, 2022

#### Thursday, September 15

3-5pm Junction City Public Works Shop and Water Treatment Plant Tours  
6-8pm Community Services Showcase at Junction City Community Center  
Cake and Ice Cream

#### Friday, September 16

11:30-1pm Lunch at Viking Sal  
3-5pm Junction City Public Works Waste Water Plant Tours  
TBA Junction City High School Open House  
7pm Junction City High School Football Game (Alumni Night)  
Half-time proclamation by Mayor Ficek

#### Saturday, September 17

8am 1 mile walk/run and mini-fitness center on Front Street  
8am Pancake Breakfast at First Baptist Church  
11am-4pm Street Fair on West 6th Avenue  
Food and Non-food vendors  
11am-4pm Entertainment at Washburne Park (schedule to be announced)  
5pm Swedish Meatball Dinner at Viking Sal Senior Center (\$10/adult  
\$5/ Children)  
6:45pm Finnish Locomotive Plaque Dedication  
7-10pm Street Dance at Festival Park presented by Scandinavian Festival Association

#### Sunday, September 18

AM Church Services  
1-3pm Community Picnic at Laurel Park  
4pm JC Little Opry at Junction City Grange

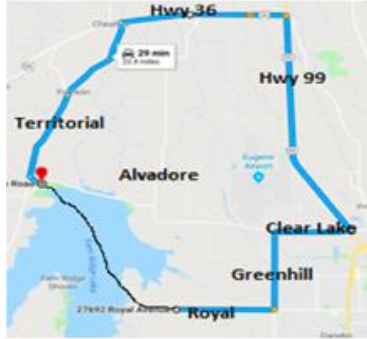
Walking Tours provided by Junction City Historical Society  
Everyone is encouraged to dress in costume of past era of your choice

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

Alvadore Newsletter  
Cheryl Chambers  
Hybrid Real Estate  
PO Box 150  
Alvadore, OR 97409

Comments, Corrections,  
Additions? Buying or Selling?

Contact  
Cheryl Chambers  
Chambers Real Estate Group  
Hybrid Real Estate  
541-689-4621  
[Cheryl@TheHomeForUs.com](mailto:Cheryl@TheHomeForUs.com)



# Alvadore Neighborhood News

## COMMUNITY ICE CREAM SOCIAL

Sponsored by Alvadore Christian Church

**Sunday September 18, 2022  
at 3:00 PM**

Come join the fun and meet your neighbors in the park at  
Alvadore Church

Enjoy Ice Cream and Cookies, Games and Live Music

If you would like to compete in a **COOKIE CONTEST**,  
bring a dozen cookies and our **EXPERT JUDGES** will decide  
who is the **COOKIE CHAMPION**

