

Alvadore Neighborhood News

December 2022 – February 2023 Issue 20



Who Needs a Car Anyway?

Michael and Sam Mar out for a spin.

Stopping in to pick up some Lions BBQ Chicken On their electric unicycle and scooter.

Neighbors Michael & Sam Mar Customizes Electric Transportation For FUN!

Michael and Sam have been experimenting with electric vehicle in their spare time since before they were licensed drivers. They enjoy all aspects from building, modifying, repair and, of course, riding the e-bikes, e-scooters, and e-unicycles as much as they can. Embracing technology, they use the internet to fuel curiosity and education, even building from kits in Lego style as well as from scratch. Main components used to build the e transportation include a battery, motor and a speed controller (something that modulates electricity between the motor and the battery). Some of their vehicles were made for in town use and go 20 or 30 mph, some for long distances and go up to 80 mph, and some were made for off-roading or just for fun.

Michael feels single person electric vehicles are more efficient and environmentally friendly, however since large trucks and multiperson cars need so much more power to operate and you can pack much more energy into gas than a battery, they may not catch on until we can make batteries more efficient. If neighbors would like to learn more about building these, google searches will take you there. Michael and Sam have some knowledge that they would certainly share with you.

Things you might not know about E-bikes and Other Motorized Vehicles

- You must be 16 years to ride an e-bike if the bike has a maximum capable speed of 20mph, no license is required. However, e-scooters with 15 mph max speed, segway 15 mph max speed and above this capacity seems to require a license and possible a motorcycle endorsement

Neighbors adding Guest Houses – It can be done!



Alvadore Rd

The Trent Family wanted more single level living space as well as a shop. With the tight housing market, this solved it for them, while adding value to the property.



8th Street

The Marler Family's dream of multi-generational living.

The path to a guest house.

1. Talk to the County – many, but not all properties can accommodate an added dwelling.
2. Find plans. The Trent's found a plan that was close to what they wanted for \$25 online and an engineer made modifications. The Marlers' used an existing plan from Hi-line homes. They had the shell built and did the interior finishes themselves. Mark Pankalla is in the process of building one on his property. He is a contractor for Pankalla properties and drew his own plans.
3. Discuss with a builder the costs and ballpark budgets.
4. Secure financing – A home equity line of credit is a good option as well as a construction loan.
5. Secure a builder and get on their schedule.
6. Update plans and submit for permit. And then, Say Yes to the House!

In many cases the builder will work with the county from the initial permit all the way through the final occupancy certification. A builder like Hi-Line will expect you to do some aspects of the process.

Things discovered along the way.... drain fields are sized by bedrooms not bathrooms, adding a second driveway is not always an option. Sometimes you need to add a septic tank that pumps into the existing drain field. Some properties only allow one septic tank. Some things they were reminded of during the process were: building costs are high and the county has been busy with lots of added building due to fires, guest house additions and general other additions.

Alvadore is full of interesting people. Jason Trent is an active mortgage broker with Umpqua Bank and Kasey Trent represents her family's business LeDoux Insurance. Umpqua offers many loan types including those used to build ADU's and guest houses. A HELOC (home equity line of credit) is a popular option with current mortgages at much lower than current interest rates. Guest/primary residence rates are the same. Construction loans are another option. The Marler family owns Marler appraisal services. Phil indicated the odds are an added guest house does not contribute as much value as what you spend on it. That is typical to many things you do for a property. A 40x60 shop building probably contributes about half of the cost to the value of the home. Mike Pankalla is a builder with his own company Pankalla Construction.

The basic difference between a Guest House and an ADU are: (Auxiliary Dwelling Unit)

- **Size:** ADUs in the city 800 sq ft max or 10% of the lot area whichever is less, Guest House in Lane County can be up to 850 sq ft max
- **ADUs can have a full kitchen, guest houses can have a one bowl sink (you can have a large one bowl sink) but are not allowed to have a 220vac plug in stove/oven)**
- **ADUs can be rented. Guest houses cannot be rented, they are for family and guests.**
- **Lane County is working towards amending the zoning to allow rural residential property to have an ADU's which could be rented.**

The fine print: It may be possible when the county amends the zoning to allow ADU properties in the county. These permitted guest houses may be able to be reclassified and used as rentals.

Thank you to these neighbors for contributing to this information:

Jason Trent – Umpqua Bank 541-953-2997
Kasey LeDoux-Trent Ledoux Insurance 541-683-5112
Mark Pankalla – Pankalla Construction 541-953-9291
Phil Marler – Marler Appraisal Services 541-269-1474

Other Neighbors provide similar services – don't hesitate to call Cheryl Chambers for other area contacts.



1st Street

The Pankalla's have always wanted to try their talents at building an authentic English cottage. Also, it's fun to have guests stay and enjoy the craftsmanship.

DAYLIGHT SAVINGS TIME



**Will we ever
stop setting
clocks forward
or back?**

On February 22 the senate passed the Sunshine Protection Act. If this Act is approved the House and is signed by our president, it becomes a Bill to a Law. If the law goes into effect, Oregon, along with 20 other states, would switch to daylight savings time permanently.

Currently 20 states have enacted legislation to adjust to year-round daylight savings time (Oregon Included). These states are waiting for the law to be created so we all change at the same time.

There is not enough space to discuss pro and con positions. I was surprised to discover there is more to the decision than wanting it to be daylight when we get off work at 5pm.

If the change is made: on the shortest day of the year (Dec 21st), dark will arrive at about 5:30pm rather than 4:30 and morning will arrive around 8:15am rather than 7:15am. The longest day of the year (June 21st) will stay the same, starting at about 5:30am and going until about 9:00pm. We will still get to enjoy those Hot August Nights!

**2022 Peace Makers Quilt
Pictured Here**



The Alvadore Church Piecemakers would like to thank all of you who attended our annual Quilt Show and Holiday Sale.

It was a wonderful gathering of quilt lovers and shoppers.

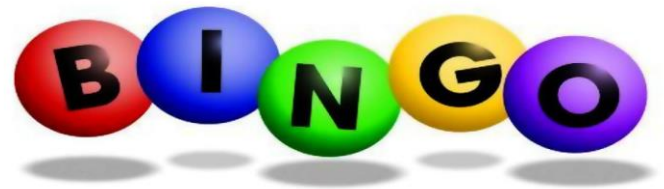
We are still selling raffle tickets for our Christmas Quilt. The Quilt will be given to the winner on December 18th during our regular church service. It's great being a part of the Alvadore Community, the Lord has blessed us with your support and friendship and we look forward to seeing you next year, same time, same place. Merry Christmas and Blessings for the new year.



**Appointment Only
541-683-7242
4th week
of the month**

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



**FOR ALL AGES 6:30pm Start
Cost \$15.00**

**Third Saturday (generally)
Watch for The Bingo Signs or check
Alvadore Church Callendar**

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

Here are the latest happenings at Alvadore Christian Church!

Please join us in welcoming Kirk Parks as our new minister! He joins us as full-time minister after a several month stint as interim.

Having grown up in Crow, OR, Kirk is no stranger to small towns and their churches. He even lived in Alvadore for several years. Kirk and Melissa have been married for nearly 30 years and have two adult daughters, Mindy and Desi. Kirk has been a Christian most of his adult life and has been ordained as a minister/teacher. Kirk and Melissa have hearts of service and have served the Pleasant Hill Church of Christ in many capacities for more than 30 years. Kirk is a master craftsman by trade, an avid cyclist, and loves to be outdoors.

Kirk is excited to spend some time getting to know church members and finding out ways he can help and minister to each of them. He invites any community member to contact him if they are interested in learning more about the church, its ministries, or in how to become a Christian. His cell is 541-844-4229 and his email parks.kirk@gmail.com.

Please note that our morning meeting time has changed to 9:30 a.m. We would love for the community to join us for our Christmas Eve service at 7 p.m. on Saturday, December 24th



Territorial Motocross Park

**92500 Territorial Hwy, Junction City
541-514-9000**



Open Jan 1, 15 & 29 Feb 12 & 26 March 12 & 26th

No Gate Fee on Practice Days \$10 entry per person age 7 and over - CLASSES FOR EVERYONE!

Halloween Carnival 2022

It was great to be live and in person for this year's carnival and so nice to see many dear friends and neighbors. Our fellow Alvadore residents are to be commended for stepping up and being so generous this year with donations of candy, prizes and cash. It is so appreciated and so wonderful to see community spirit returning to the carnival. As always, we can use more volunteers so please consider donating some time to the event next year. The carnival is truly a community event where everyone is welcome and your help is always needed. It is so rewarding to be a part of the carnival. We would like to thank the following contributors: Bi-Mart, Jerry's Home Improvement Center, True Value Company, Camas Country Mill, Papa Murphy's- Junction City, Fiddler's Green, Hofer Farms, Kokkeler Farms, Conser Quarry, Dari-Mart, 99 Grill, Prairie Wind Mobile Home Park, Linda Corielle Johnson, Cheryl Chambers – Hybrid Real Estate, Bigfoot Beverage, Forrest Paint, Espresso Yourself, Alicia Slocum, Charity Murray, Jessica Ulam, Alvadore Store, Ed Kousky, Dianna Irving, Michael Irving, Ensign Unlimited, LLC, Gene Everard, Brian Johnson, Willie Shoemaker, Ema and Luis Samano, Marlene Enos, Dakota Holmes, Pamela Finley, Sarah Stout, Kathy and Joe Kloster, Heidi Aaron, Clara Aaron, Sydney Doerner, Helen Sunkler, Mandy Cracknell, Adrian Cracknell, Ryan Sarikas, Jonah Misner, Shawn Madison, Paddy King, Connie Duke, Todd Schuetz, Tony Engeman, Remy Engeman, Donna Moore, Jordan Kahler, Brenda Porter, Carter Scott, Breadan Crawford, Sasha Mord, Hayden Winslow, Alma Schuetz, Sam Schuetz, Kerry Wood and Wendy Cronk. To everyone who donated candy and items for the cake walk, thank you. It takes a lot of people to make this happen and in case we missed your name, please accept our apology, as it is not intended. Everyone's help is important and valued.

Sincerely, Board of Directors, Kim King, Cheryl Chambers, Danell Engeman

Listing Data as of December 6, 2022

ACTIVE Address	Details	Acres	Year Built	List Price
91979 Territorial Hwy	Industrial	0.92	LAND	\$149,995
90886 Alvadore RD	3 bed / 2 bath	0.27	1985	\$325,000
90969 Alvadore Rd	3 bed / 2 bath	5	1975	\$599,999
27368 Clear Lake Rd	3 bed / 2 bath	4.06	1946	\$645,000
27178 Clear Lake Rd	2 bed / 1 bath	4.41	1946	\$747,000
28244 Edgewater Dr	3 bed / 3 bath	3.12	1990	\$1,400,000
28393 Royal Ave	5 bed / 3 bath	41.86	1964	\$1,425,000
29273 Old Airport Rd	LAND	8	LAND	\$2,000,000

PENDING Address	Details	Acres	Year Built	List Price
27075 Loudon Ln	4 bed / 2 bath	5.88	1980	\$759,000
27645 Snyder Rd #85	3 bed / 2 bath	PARK	1994	\$75,000
92982 HWY 99S	2 bed / 1 bath	0.5	1949	\$200,000
92988 HWY 99S	2 bed / 1 bath	0.5	1952	\$255,000

Canceled/Expired	Details	Acres	Year Built	List Price
90798 Alvadore Rd	3 bed / 1 bath	.26	1924	\$295,000
27390 8 TH St	4 bed / 1.5 bath	0.88	1964	\$499,900
27285 Clear Lake Rd	3 bed / 1 bath	3.68	1959	\$625,000
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

Data Courtesy RMLS.com

SOLD Address	Details	Acres	Year Built	Sold Price
26916 Hwy 36 #43	2 bed / 1 bath	PARK	1994	\$50,000
91696 Green Hill Rd	3 bed / 2 bath	3.16	1995	\$749,000
26916 Hwy 36 #39	2 bed / 2 bath	PARK	1982	\$120,000
27965 Crossley Ln	3 bed / 3.5 bath	5.69	1994	\$1,100,000
90798 Alvadore Rd	LAND	.44	LAND	\$140,000



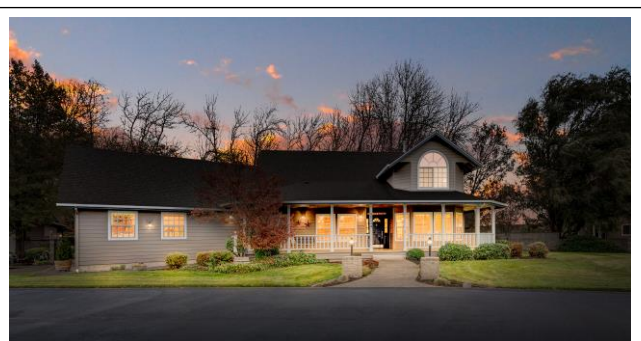
2047 Amirante St, Eugene
SOLD \$352,000



0 Alvadore Rd, Junction City
.44 Lot
SOLD \$140,000



2145 Carmel, Eugene
SOLD \$457,000

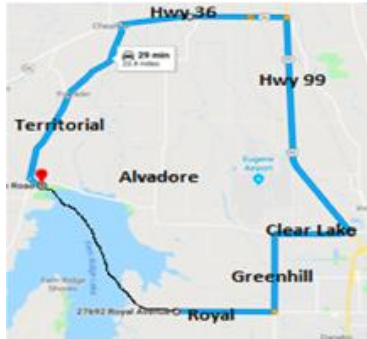


Alvadore This publication is intended to bring communication from neighbor to neighbor.

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



Alvadore Neighborhood News

**Alvadore Neighborhood Watch
Community Gathering
January 17th 6:30pm
Alvadore Christian Church in the
Fireside Room (27373 8th St)
No Agenda
We will have radios to try out.
Questions? Comments? 541-689-4621**