

Alvadore Neighborhood News

June 2023 - August 2023 Issue 22

Meet the **Heinke** Family Alvadorians Since 1974



Roger, Vivian, Rowan, Corianne, Robert Heinke

High School sweethearts Roger and Vivian will be celebrating their 55th Wedding anniversary in June along with their 49th anniversary of building the Alvadore home they love.

The Heinke Family own and operate **Heinke's Electrical & Lighting at the intersection of Adams and Blair**. Heinke has always been in the business of solving problems. Often in the home maintenance world, changing out older equipment such as a bathroom fan or a lighting fixture can lead to a construction project. The Heinke's help homeowners and maintenance departments find a fix. They utilize repair parts including motors, switches, circuit breakers, relays and more. On the lighting side, they assist with ideas for changing out obsolete florescent lighting with newer ballasts and fixtures that support today's available lamps. They have mastered the ability to repair rather than replace saving time and money for their customers. When all else fails they have new parts as well. They have thrived for 71 years through referrals and word of mouth. Referrals come from home improvement stores, contractors and maintenance departments as they rely on their services.

This summer Heinke's Electrical & Lighting celebrate 71 Years and three generations of providing area contractors and homeowners a full selection of electrical supplies, electric heating equipment and lighting.

Opened August 1st, 1952, the business was founded by W.E. (Bill) Heinke and his wife Agnes, who was the bookkeeper and Office Manager until 1971. It's now owned and operated by Roger and Vivian Heinke.

After working part-time for several years, Bill's son Roger became a full-time employee in 1968 and became General Manager in 1972 upon Bill Heinke's retirement. Roger and Vivian's son Robert joined the firm in 1989 and is currently the General Manager. Roger semi-retired in 2012 and still works every day.



Heinke's has always prided itself with providing quality products at a fair price and with a knowledgeable staff to assist customers in their selection and application.

HEINKE Electrical & Lighting 645 Adams Eugene OR 541-687-8129
Hours 8-5 Monday – Friday Closed Sat and Sun



Solar Energy



With the cost of energy in the future unknown, the search for an environmentally conscious alternative renewable energy source continues. After a year of having solar panels, both Kat Gottfried (Eugene) & Chris Marler (Alvadore) say yes, **SOLAR IS WORTH IT!**

The price and efficiency for solar panels may seem expensive or not worth it but it really depends on your house size, electricity use and weather. Between the two homes, the price varied between \$20k and \$50k before tax deductions and \$5k state incentive. Financial assistance seems to be readily available for short or long term loans.

How do I Receive Electricity from my Solar Panels?

Your electricity provider sends you a watt for every watt you generate. They install a meter on your home to track how much electricity your panels are making. If your panels don't generate enough electricity you pay for more. If you make extra, your provider keeps track and lets you use your extra before buying more. Some people may have to buy some electricity during the winter months (like Kat) but some people may make enough extra in the summer to never pay an electric bill again.

Will Adding Solar Panels Increase your Home Value?

At this time, there have not been enough sales in the area to make a good comparative study. Many factors come into consideration when purchasing a home. Typically, a large consideration for a buyer is the cost of replacement for major items like Decks, Heating and Air Conditioning Systems, Roofs and Appliances as well as Solar Panels. With these items the age of the systems is a factor.

If you'd like to learn more about solar panels try visiting your electric company's website or visit www.oregon.gov/energy

The Process for Chris and Kat

Chris had panels installed by a private solar contractor. Kat went with National Solar based in Bend. The process was nearly identical for both people. The whole process for them took about a month once started.

1. **Have your home assessed** to see if solar panels are right for you.
2. **Pick the right system for your house.**
3. **Receive approval permits** from the county and **coordinate with your electricity provider.** (Took them about a week)
4. **Purchase the Panels.**
5. **Install the Panels.** (Took them 1 – 2 days)

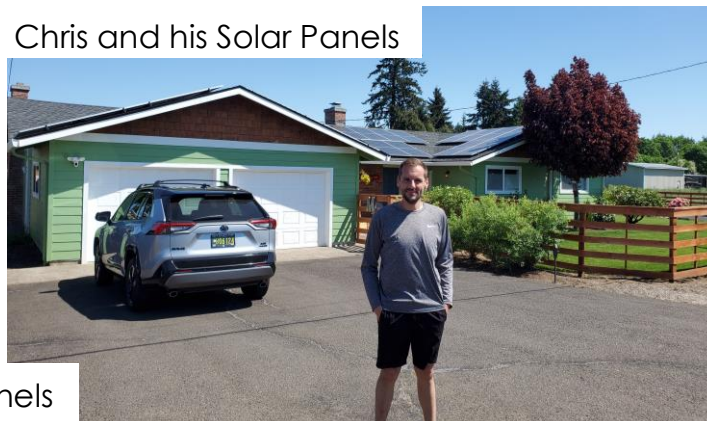
What are the Requirements to Install Solar Panels? - Requirements depend on your electricity provider but typically they are:

1. Obtain **2 estimates** from contractors approved by your utility company.
2. **Condition of Your Roof** - your solar panel life expectancy (about 20 years) should be the same as your roof life expectancy
3. **Placement and Orientation of Your House** - your house may not be facing the right direction or may be too Having a large southern facing, unobstructed roof is best

Article by Sarah Stout



Kat and her Solar Panels



Chris and his Solar Panels

Erwins Quality Plants

Come get beautiful, high-quality plants for your garden or for indoors.

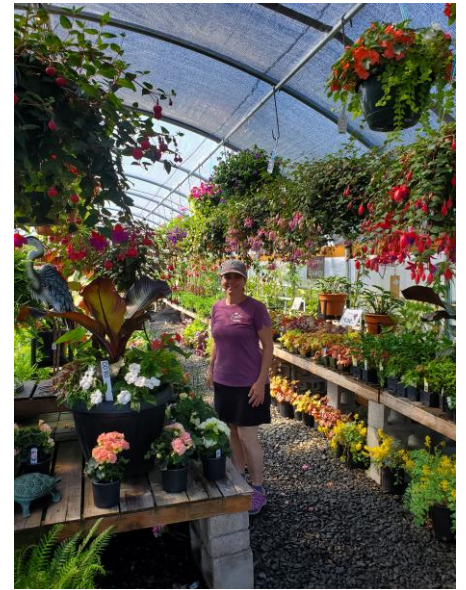
This nursery has everything from tomatoes, to hanging baskets, to garden décor. They have special event, sales and deals all the time and all-around great prices!



FAMILY OWNED SINCE 1981



Follow them on Facebook for updates on deals and specials or see their website at erwinsqualityplants.com



Open 9 – 6:30
Mon – Sat
Open 11 – 5 on Sun
28383 Bodenhamer Rd

COMMUNITY ICE CREAM SOCIAL

Sponsored by the Alvadore Christian Church

Saturday August 5th at 1:00 pm

Enjoy **live music**, **ice cream** and the popular **COOKIE CONTEST**

If you want to enter your cookies bring a plate of cookies for our expert judges and to share. Come a few minutes early to get your cookies entered.

Mark your calendar for a fun afternoon in the Alvadore park to meet your neighbors maybe some new friends. Watch Facebook for additional activities.

At the park at the Alvadore Christian Church - 27373 8th St, Junction City



Introducing the

Alvadore News Flash

Look for a monthly email!

The newsletter will still arrive 4 times a year in your mail box. If you have not seen an email from us and you would like to receive the monthly edition. Email us at assistant@croregon.com



Mill Store & Bakery

CAMASCOUNTRYMILL.COM

Daily Offerings

CINNAMON ROLLS

DANISH

SCONES

COOKIES

COFFEE & TEA

June Menu

Tuesday

KAMUT® SOURDOUGH
BREAD OF THE MONTH
BUTTERMILK LOAF
CAMAS SOURDOUGH

Wednesday

BAGUETTES
POTATO LOAF
BUTTERMILK LOAF
CAMAS SOURDOUGH

Thursday

RED FIFE BOULE
SEEDED SPELT LOAF
BUTTERMILK LOAF
CAMAS SOURDOUGH

Friday

SWEDISH RYE
PORRIDGE LOAF
BUTTERMILK LOAF
CAMAS SOURDOUGH

Saturday

BREAD OF THE MONTH
FOCACCIA
BUTTERMILK LOAF
CAMAS SOURDOUGH

Lunch Special

SUMMER SPELT SALAD

Bread of the Month

BRIOCHE HAMBURGER BUNS

Treat of the Month

LEMON BARS

91948 PURKERSON ROAD, JUNCTION CITY, OREGON

(541) 225-5640

8AM-3PM

The Camas Country Mill and Bakery is now open Tuesday through Saturday.

8am-3pm

Here's their specials for the month of June



ALVADORE COMMUNITY LIBRARY



New Library Hours: Tues & Sat
10:00 am to 6:00 pm.

Coming Soon

Monthly Saturday Children's Hour --
Reading, Crafts, Games.

The Summer Reading Program will be scheduled soon. It's a six-week program on Tuesday afternoons.

If you'd like to be contacted when these are scheduled; or if you have questions, please email LibraryAlvadore@outlook.com or stop by the library.

90829 Alvadore Rd, Junction City



FOR ALL AGES

Start 6:30 pm

Cost \$15.00

Alvadore Christian Church

Proceeds Support Alvadore Community Chest

Typically the Third Saturday of the month

The Bingo Date in June will be Sat 24th

Watch for

- The Bingo Signs
- The Alvadore Church Calendar
- The **Alvadore Community Help** Facebook Page



Cheryl Chambers
CHAMBERS
REAL ESTATE GROUP
Powered by Hybrid Real Estate

4th Of July Events in the Area

Eugene Pro Rodeo - Firework Show, Barrel Races, Clowns & More

7:30pm to 10:30pm ~ 90751 Prairie Rd ~ visit tickets.eugeneprorodeo.com

Creswell July 4th Celebration & Fireworks - Parade, Vendors, Food & Music

10am – 2pm, Fireworks at dark ~ Downtown Creswell ~ Free

Eugene Emeralds Baseball – Baseball Game & Firework Show

7pm – 10pm ~ PK Park ~ Tickets \$10 - \$20

Springfield's Light of Liberty Celebration - Music, Vendors, & Firework Show

4pm – 11pm, Fireworks at 10pm ~ Island Park 200 W B St, Springfield ~ Admission \$5 – \$10

Butte to Butte - 10K Run, 5K Run/Walk and 4 Mile Mayor's Walk

6:30am – 10:30am ~ Historic Streets of Eugene ~ Registration \$10 - \$30 ~ visit buttetobutte.com

ALL ARE WELCOME!!



Answers VBS
KEEPERS OF THE KINGDOM
Standing Strong in Today's Battle for Truth

A Royal Fun Time Awaits!
SAVE THE DATE!
Mon ~ Fri. June 19 - 23 2023
(5:30pm - 8:45pm)

Alvadore Christian Church - 27373 8th St.
We'll enjoy a light meal at 5:30 and jump
into the fun @6pm.

Register Online @ AlvadoreChristian.com
Questions alvadorechristian@gmail.com
541-688-8884



Alvadore Christian
~ IN PURSUIT OF NEW LIFE ~
Vacation Bible School

Do you like planes? Want to try a new hobby? Come meet your neighbors at The Eugene RC Aeronauts Field this summer!



Warbird FUN FLY

Tues, July 4th
9 am to 4 pm
NO Pilot Fee
Fly any plane
any kind of flying

MonsterFest

Fri Aug 11th – Sun, 13th
sunrise to sunset
\$25 Landing Fee
Fly any plane
any kind of flying

Bring a plane or bring a chair
Food available on select days
Learn More @ EugeneRC.org

Carl Henson Field, 92560 Alvadore Road

SPECTATORS ARE ALWAYS FREE



Every Saturday
May-October 10am-2pm
Territorial Hwy & Luther Lane - Veneta

High Quality Local Fruits, Vegetables, Flowers and Artisanal Products

Produce for Kids ~ Whole Season
 ~ \$5 Tokens for kids to purchase fresh produce at the market ~

SUPPORTED BY



venetadfm@gmail.com
facebook.com/VenetasDowntownFarmersMarket
venetadowntownfarmersmarket.com

SNAP • Double Up Food Bucks
 ~ VDFM is a program of the Fern Ridge Community Action Network ~

Poster Design & Printing by GRATEFUL GRAPHIX

Produce for Kids

Veneta Downtown Farmers' Market is proud to offer a fun way for kids to participate in the market, in a variety of ways! Each child that comes to the market will receive a \$5 token to purchase fresh fruits and veggies from our farm vendors. Kids that actively participate in choosing their own vegetables and fruits are more likely to make healthy choices! Additionally, our kids' booth offers activities for kids, we often have live music from local musicians, and there's always plenty of space for the kids to play. All of this makes VDFM one of the most kid-friendly markets out there! So, bring the family and enjoy what we have to offer!

SNAP/Double Up Food Bucks

Get more fruits and vegetables when you spend your Oregon Trail Card SNAP dollars at Veneta Downtown Farmers' Market. It's easy with Double Up Food Bucks! For example, if you spend \$10 of your SNAP dollars, we will give you another \$10 to buy more locally grown fruits and vegetables. Any variety of fresh, dried, or frozen fruits & vegetables *without* added sugars, fats, oils, or salt. Includes mushrooms, cut herbs, dried beans, vegetable starts and nuts. You can still use your SNAP benefits for other fresh food items, like meats, cheeses, eggs & bread.



Alvadore Lions Chicken BBQ

at the Fern Ridge Market - 27359 Clear Lake
Saturday June 17th & Tuesday July 4th

The Alvadore Lions Club will be hosting a Chicken BBQ the weekend of Father's Day and Independence Day.

Outdoor Burning Advisory Line

541-726-3976

Burn Permits are free and available to download @ lanefire.org as well as outside of Lane Fire Authority Stations



Burn Season Closes Mid June

Please Call Before You Burn

Alvadore Food Pantry



Appointment Only
541-683-7242

4th week
of the month

Lane County Food Banks
 are equal opportunity

Food can be dropped
off in the post office at
the Alvadore Market
 P.O. Box 67
 Alvadore OR 97409



Cheryl Chambers
CHAMBERS
 REAL ESTATE GROUP
 Powered by Hybrid Real Estate

Listing Data as of May 26, 2023

Data Courtesy RMLS.com

ACTIVE Address	Details	Acres	Year Built	List Price
25939 KRUGUR PARK RD	3 bed / 1 bath	8.11	1947	\$835,000
91992 HIGHWAY 99	MULTIFAMILY	4	1945	\$989,000
92254 GREEN HILL RD	3 bed / 2.5 bath	10.13	2004	\$1,085,000
28393 ROYAL AVE	5 bed / 3 bath	41.86	1964	\$1,250,000
29273 OLD AIRPORT RD	Land	8	LAND	\$2,000,000

PENDING Address	Details	Acres	Year Built	List Price
91979 TERRITORIAL HWY	Industrial	0.92	LAND	\$140,000
27178 CLEAR LAKE RD	2 bed / 1 bath	4.41	1946	\$650,000
28278 EDGEWATER DR	5 bed / 2.5 bath	2.53	1966	\$785,000

Canceled/Expired	Details	Acres	Year Built	List Price
90798 ALVADORE RD	Lot Only	.44	LAND	\$140,000
90969 ALVADORE RD	3 bed / 2 bath	5	1975	\$599,999
29190 CLEAR LAKE RD	4 bed / 2.5 bath	8.7	1920	\$700,000

SOLD Address	Details	Acres	Year Built	Sold Price
27645 SNYDER RD #42	3 bed / 1 bath	PARK	1968	\$32,000
26916 HIGHWAY 36 #49	3 bed / 2 bath	PARK	1995	\$100,000
27171 CLEAR LAKE RD #53	2 bed / 2 bath	PARK	1997	\$114,250
26916 HWY 36 #39	2 bed / 2 bath	PARK	1982	\$120,000
90900 ALVADORE RD	2 bed / 1 bath	0.28	1978	\$290,000
90886 ALVADORE RD	3 bed / 2 bath	0.27	1985	\$322,000
27212 CLEAR LAKE RD	3 bed / 2 bath	2.3	1986	\$440,000
90463 ALVADORE RD	3 bed / 2 bath	2.22	1979	\$475,000
27285 CLEAR LAKE RD	3 bed / 1 bath	3.68	1959	\$550,000
28110 EDGEWATER DR	3 bed / 2 bath	3.97	1965	\$761,500
27266 LOUDEN LN	3 bed / 2.5 bath	4.84	1997	\$955,000
27135 MORGANLEE LN	4 bed / 3.5 bath	1.43	2007	\$1,075,640
28244 EDGEWATER DR	3 bed / 3 bath	3.12	1990	\$1,160,000



28244 Edgewater Drive, Eugene
SOLD PRICE \$1,160,000



2961 Ava Street, Eugene
SOLD PRICE \$502,000



1848 G Street, Springfield
SOLD PRICE \$363,000



4899 Elva Lane, Eugene
.64 Lot w/ Approved Building Plans
For Sale \$225,000

Build your custom dream home on this large lot within the Johns Woods GATED community in South Eugene. Enjoy the privacy this beautiful natural setting provides. 4J School District. All utilities at the lot. Use your own plans or the 3600sqft home plans that are already approved for this lot by the city.





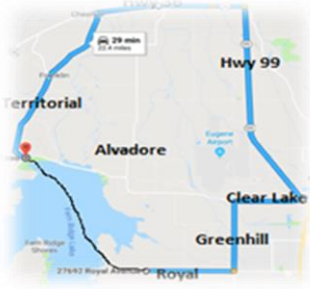
CHAMBERS
REAL ESTATE GROUP
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Alvadore Newsletter
Cheryl Chambers
Hybrid Real Estate
PO Box 150
Alvadore, OR 97409

The Alvadore Newsletter is created by Cheryl Chambers and staff with the intention of bringing our community together

If you have question, comments, suggestion or are looking to buy or sell a home, I am never too busy to take your call.

Cheryl Chambers
541-689-4621
Cheryl@CRoregon.com



Alvadore Neighborhood News

**Alvadore
Community**

**GARAGE
SALE**

**June 16th & 17th,
2022 Fri/Sat**

NO COST TO JOIN

**Questions?
Want to be Added to the Map?**

Call (541) 689 - 4621

BIG Garage Sale

Alvadore Christian Church

June 16th and 17th From 8am - 5pm

Do you have items that you don't want or need anymore but don't want to have a garage sale?

Donate them to the Alvadore Christian Church!

When sold the money will be put towards a **new roof** for the church.

Items can be dropped off at the church June 14th & 15th from 12 – 5.

If those times don't work, please contact Carol Evans at **541-953-3034** or Linda Johnson at **406-210-2804** to arrange a time or a pick up.

All unsold items will be taken to a thrift store

**We greatly appreciate
your donations towards the new roof**