

Disclaimer:

This flyer is intended to provide information and encourage constructive dialogue among members of SHOA and SWS. The opinions and recommendations expressed herein are based on publicly available information, governing documents, and applicable regulations.

I am not an attorney, and nothing in this flyer constitutes legal advice. The content reflects my considered opinions and concerns as a member of this community. All members are encouraged to review the governing documents, seek independent legal counsel as needed, and make informed decisions.

This flyer does not accuse any individual or organization of wrongdoing but highlights areas of concern that require immediate attention to ensure compliance, transparency, and fairness in governance. Its sole purpose is to support the lawful and independent operation of SHOA and SWS as separate entities, in alignment with their respective responsibilities to the community.

Why Our Community Needs Change

Our community deserves leadership that follows the rules, treats all members fairly, and makes decisions openly and honestly. Recent events have shown a failure to uphold these principles. Now is the time for all Staffordshire members to come together and ensure a brighter future for our neighborhood.

1. Completely Separate Staffordshire Homeowners Association (SHOA) and Staffordshire Water System (SWS)

SHOA and SWS must operate as independent entities, as required by nonprofit governance standards and IRS regulations. Their current entanglement has created conflicts of interest that hinder proper governance and transparency.

Key Issues:

- **Commingled Operations:** Of the \$220 in monthly SHOA dues, approximately \$30.80 (14%) is transferred directly to SWS. This constitutes nearly 100% of SWS's total income, meaning SWS is entirely dependent on

another corporation for its funding, rather than receiving income directly from members for water services.

- **Shared Board Members:** The same individuals currently serve as board members for both SHOA and SWS. This overlap creates inherent conflicts of interest, as decisions made in one capacity may benefit one corporation at the expense of the other.
- **What is "Alter Ego?"** The "alter ego" relationship between SHOA and SWS refers to their intertwined operations, finances, and governance, which prevent them from functioning as truly separate entities. This lack of independence raises serious concerns about accountability, transparency, and compliance with nonprofit standards.
- **IRS Compliance Risk:** IRS regulations require that at least 85% of SWS's income must come directly from members' payments for water services to maintain its tax-exempt nonprofit status. The current funding model places SWS's nonprofit status in jeopardy and could lead to significant penalties or revocation of its tax-exempt status.

Why This Matters:

Independent governance for SHOA and SWS will ensure that decisions are made with the best interests of each organization in mind. Separation will also allow SWS to focus on critical priorities like water safety, while SHOA can concentrate on community management. These changes will ultimately lead to a stronger, more transparent, and more trustworthy community.

What Needs to Change:

- Elect separate boards for SHOA and SWS, ensuring that the individuals serving on each board are not the same people, to promote independent and accountable governance.
 - Ensure SWS generates its own income directly from its members, as required by nonprofit governance standards.
 - Clearly define and respect the boundaries between the two organizations, eliminating the "alter ego" relationship that currently exists.
-

2. Compensate William Hand and Iona Waller

Since 2009, the owners of 34622 Devonshire Drive have paid over \$50,000 in SHOA dues—or nearly \$100,000 when adjusted for the time value of money—for a property that does not legally qualify for SHOA membership.

Key Issues:

- **Official Plat Evidence:** The Lane County plat labels this property as a "future phase," meaning it is not legally part of the Staffordshire subdivision or SHOA governance. Despite this, SHOA has treated the property as part of its membership for decades.
- **One Possible Origin of the 99-Lot Myth:** In 2012, a "Resident Locator Map" was introduced by Curt Pike and published in the December 2012 Staffordshire newsletter. While the map was intended to make finding homes easier within the community, it included Lot #2 (34622 Devonshire Drive) as if it were part of SHOA. The map featured a disclaimer that lot numbers were not legal descriptions, but the SHOA board allowed this map to be used as if it were legally binding. This mistake perpetuated the myth of 99 SHOA lots, despite the official Lane County plat confirming only 98 platted lots.
- **Decades of Oversight:** No board members raised concerns about the discrepancy between the plat and the map until September 2023, when the error was finally identified. This systemic oversight points to long-standing governance challenges within SHOA. A functional and transparent community would have embraced the opportunity to correct this mistake.
- **Historical Leadership:** In 2012, SHOA board members included Darwin Martin, Carole Martin, Robin Andress, Jack Andress, Mac McGlinchey, and Bill Callery. These individuals were in leadership when the map was introduced, and no corrective action was taken to address the unplatted status of 34622 Devonshire Drive.

What Needs to Change:

- Fully compensate the owners of 34622 Devonshire Drive for the dues paid in error.
 - Officially acknowledge and correct the longstanding myth of 99 SHOA lots in all governing documents, maps, and communications.
 - Use this case as a foundation for broader governance reforms to prevent similar issues in the future.
-

3. Hold Legitimate Elections

The current SHOA board was seated through an unauthorized election process, undermining its legitimacy and eroding trust in its leadership. Immediate action is required to correct this issue and restore accountability.

Key Issues:

- **Illegitimate Election Process:** The election allowed mail-in voting, which attorney Brian Cox formally questioned in August 2023 as being inconsistent with SHOA governing documents. In response, attorney Ryan D. Harris provided an evasive reply, relying on narrow technical interpretations of the rules rather than addressing whether mail-in voting was permissible. This failure to resolve the issue left significant doubts about the election's legitimacy and paved the way for yet another illegitimate election in April 2024.
- **Ineligible Voters:** The election also included votes from owners of 34622 Devonshire Drive, who are not legally part of the subdivision.
- **Invalid Authority:** An illegitimate board has no legal authority to make binding decisions on behalf of SHOA members. Every decision made by the current board, including fines, fees, and the imposition of special assessments, is invalid and unenforceable.
- **Need for Immediate Action:** Waiting until April 2025 for another election is not an option. Allowing an illegitimate board to remain in place for another year will result in continued invalid decisions that a legitimate board will eventually need to evaluate, creating a backlog of governance and financial issues.

What Needs to Change:

- Organize legitimate elections immediately to seat separate boards for SHOA and SWS, ensuring that the individuals serving on each board are not the same people.
 - Ensure these elections adhere strictly to SHOA's governing documents to restore transparency and accountability.
 - Implement oversight measures to prevent future election irregularities and governance failures.
-

Accountability and Moving Forward

While addressing these critical governance issues will help our community move forward, it's important to recognize that past actions have consequences. Those who overstepped their authority during their illegitimate time in office must face the consequences of their decisions. These actions, including:

- Collecting dues from property owners not obligated to pay,
- Issuing threatening letters based on unenforceable Resolutions, and
- Making unilateral decisions without member approval,

...have left a lasting impact on our community.

Moving forward, transparency and accountability are essential to restoring trust. Future and former board members must understand that their role is to serve the community in accordance with governing documents and established rules. Legal remedies may still apply to past actions, and members have a right to hold those responsible accountable for decisions that have harmed the community.

That said, this is an opportunity for everyone to commit to positive change. By taking responsibility, supporting new elections, and working to correct past mistakes, future and former board members can help rebuild trust and create a stronger, more united Staffordshire. Ignoring these issues or attempting to "sweep them under the rug" will only deepen divisions and invite further scrutiny.

Conclusion: It's Time to Act

Separate membership meetings must be called for SHOA and SWS to address their distinct governance issues:

- **SHOA Membership Meeting:** Focus on holding legitimate elections, correcting systemic governance issues, and ensuring compliance with governing documents.
- **SWS Membership Meeting:** Clarify the legal status of the owners of the unplatted lot and address financial and governance entanglements with SHOA.

By taking collective action now—calling for separate membership meetings, holding legitimate elections, and separating SHOA and SWS—the community can restore trust, transparency, and accountability.

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I am not an attorney, and nothing in this flyer constitutes legal advice. The content reflects my considered opinions and concerns as a member of this community. All members are encouraged to review the governing documents, seek independent legal counsel as needed, and make informed decisions.

Sincerely,

Stephen Short

Stephen G. Short

85682 Hampstead Lane

Eugene, Oregon 97405

83-73/558

STATE OF OREGON) SS
COUNTY OF LANE) FILE 73 SLIDE 558

SHEET 1 OF 7

STAFFORDSHIRE PHASE I

A MOBILE HOME SUBDIVISION
IN THE W. 1/2 SECTION 19 T. 18 S. R. 2 W.
AND THE E. 1/2 SECTION 24 T. 18 S. R. 3 W.
OF THE WILLAMETTE MERIDIAN
LANE COUNTY OREGON
AUGUST 1983

I, GARY K. SHELTON, BEING FIRST DULY SWORN, DEPOSE AND
SAY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT AS SHOWN.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19TH DAY OF

OCTOBER, 1983.

Gary K. Shelton
Notary Public
Lane County Oregon
My Comm. Expires 12-25-85

SH R/W MON
E HWY STA 160+00
FD CONC W/ NAIL
PER CS No 11474

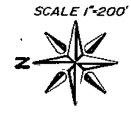
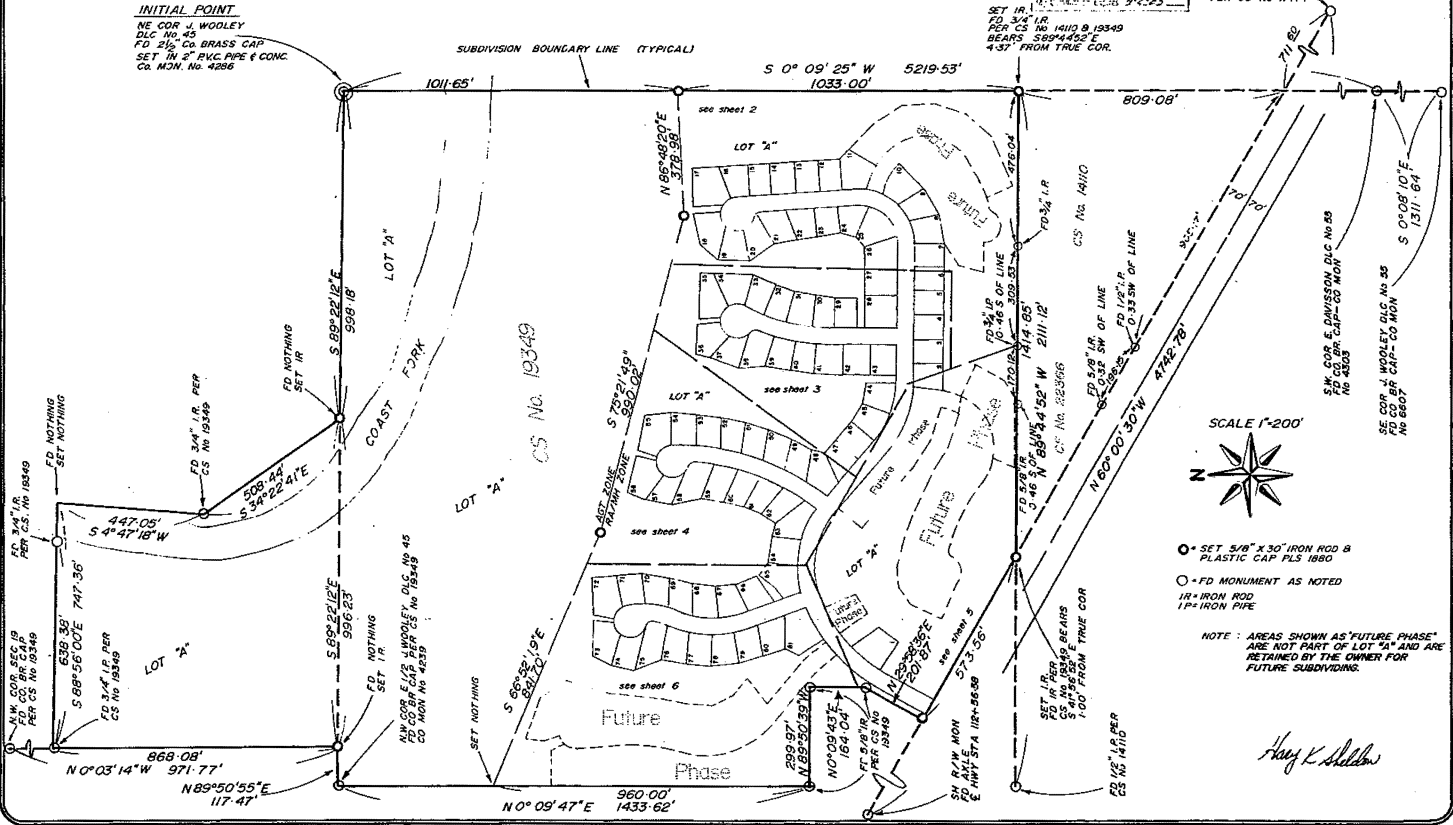
SET IR
FD 3/8" IR
PER CS No 1410 B, 19349
BEARS S89°44'52" E
4.37' FROM TRUE COR.

BASIS OF BEARING:
THE S HWY 26 AS SHOWN
ON STATE R/W DRAWINGS--
N 60°00'30" W

FILED
OCTOBER 20 1983

County Clerk
Lane County Oregon
W. J. ...

INITIAL POINT
NE COR J. WOOLEY
DLC No. 45
FD 2 1/2" CO BRASS CAP
SET IN 2" PVC PIPE & CONC.
CO. MCH. No. 4286



- SET 3/8" x 30" IRON ROD & PLASTIC CAP PLS 1860
- FD MONUMENT AS NOTED
- IR = IRON ROD
- IP = IRON PIPE

NOTE: AREAS SHOWN AS "FUTURE PHASE" ARE NOT PART OF LOT "A" AND ARE RETAINED BY THE OWNER FOR FUTURE SUBDIVISION.

Gary K. Shelton

S27860

STAFFORDSHIRE PHASE I

A MOBILE HOME SUBDIVISION
IN THE W. 1/2 SECTION 19 T.18 S. R. 2 W.
AND THE E. 1/2 SECTION 24 T.18 S., R. 3 W.
OF THE WILLAMETTE MERIDIAN
LANE COUNTY OREGON
AUGUST 1983

FILE 73 SLIDE 561

SHEET 4 OF 7

FILED
OCT 20 1983

County Clerk
Lane County, Oregon
Shirley A. ...

1" SET 3/4" X 30" IRON ROD
PLS 1880

SCALE 1" = 50'

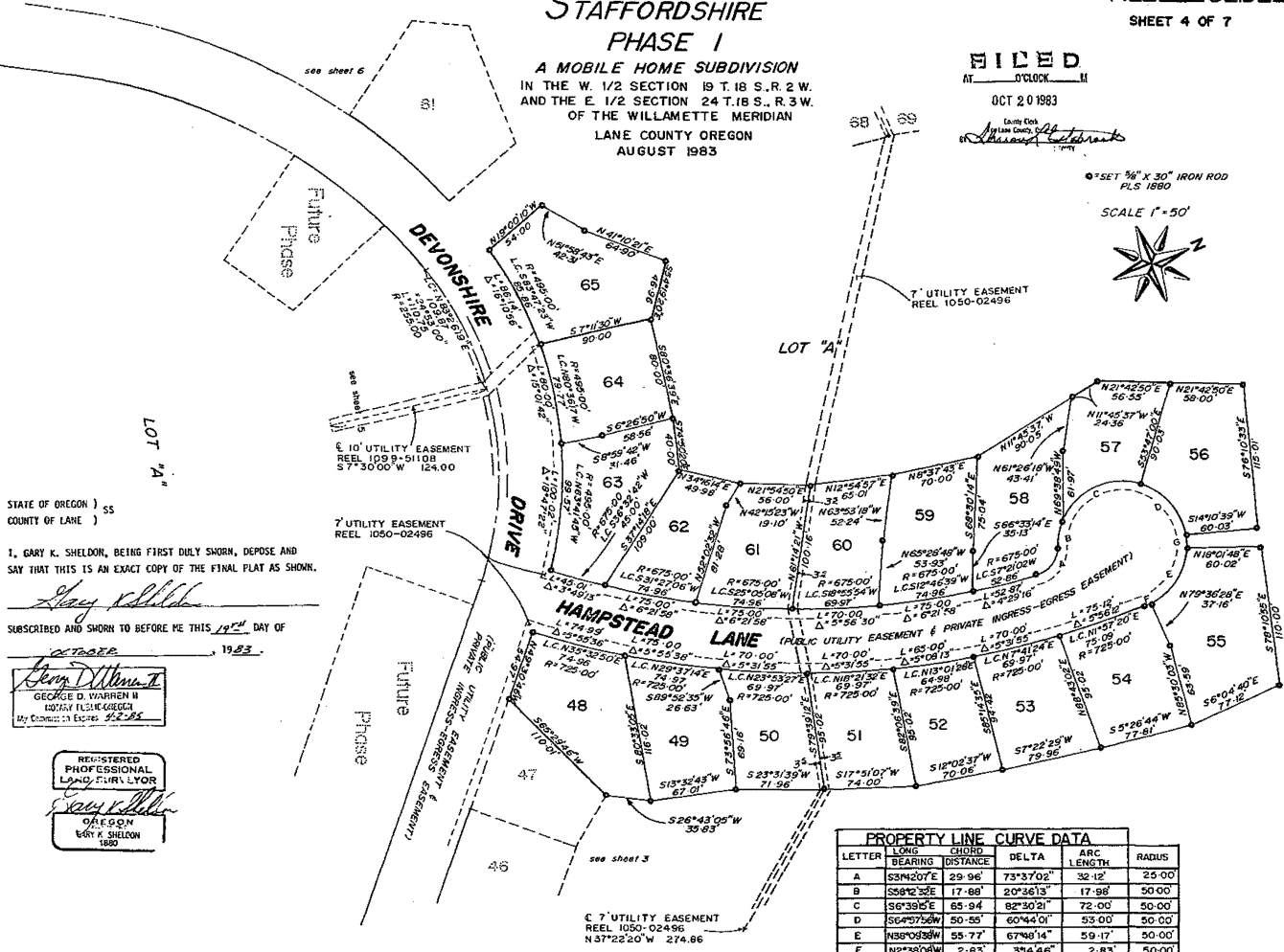


7' UTILITY EASEMENT
REEL 1050-02496

7' UTILITY EASEMENT
REEL 1050-02496

7' UTILITY EASEMENT
REEL 1050-02496

C 7' UTILITY EASEMENT
REEL 1050-02496
N 57° 22' 20" W 274.86



STATE OF OREGON) ss
COUNTY OF LANE)

I, GARY K. SHELDON, BEING FIRST DULY SWORN, DEPOSE AND
SAY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT AS SHOWN.

Gary K. Sheldon

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF
AUGUST, 1983.

George D. Warren
GEORGE D. WARREN II
NOTARY PUBLIC-OREGON
My Comm. Expires 6-22-85

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Gary K. Sheldon
OREGON
6871 K. SHELDON
1980

PROPERTY LINE CURVE DATA					
LETTER	BEARING	CHORD DISTANCE	DELTA	ARC LENGTH	RADIUS
A	S 34° 20' E	29.96	73° 37' 02"	32.12	25.00'
B	S 56° 12' E	17.48	20° 36' 13"	17.98	50.00'
C	S 67° 38' E	65.94	82° 30' 21"	72.00	50.00'
D	S 64° 07' E	50.55	60° 44' 01"	53.00	50.00'
E	N 38° 03' W	55.77	67° 40' 14"	59.17	50.00'
F	N 2° 38' 00" W	2.85	3° 44' 46"	2.83	50.00'
G	S 78° 25' E	10.88	12° 38' 18"	11.00	50.00'

S27863

STAFFORDSHIRE PHASE II

A MOBILE HOME SUBDIVISION
IN THE W. 1/2 SECTION 19 T. 18 S., R. 2 W.

OF THE WILLAMETTE MERIDIAN
LANE COUNTY OREGON
OCTOBER 1986

FILED
AT _____ O'CLOCK _____ M.
DEC 19 1986

SHEET 2 OF 2

County Clerk
Lane County Oregon
BY *Alan DuBois*
DEPUTY

STATE OF OREGON)
COUNTY OF LANE)

I, GARY K. SHELDON, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT AS SHOWN.

Gary Sheldon

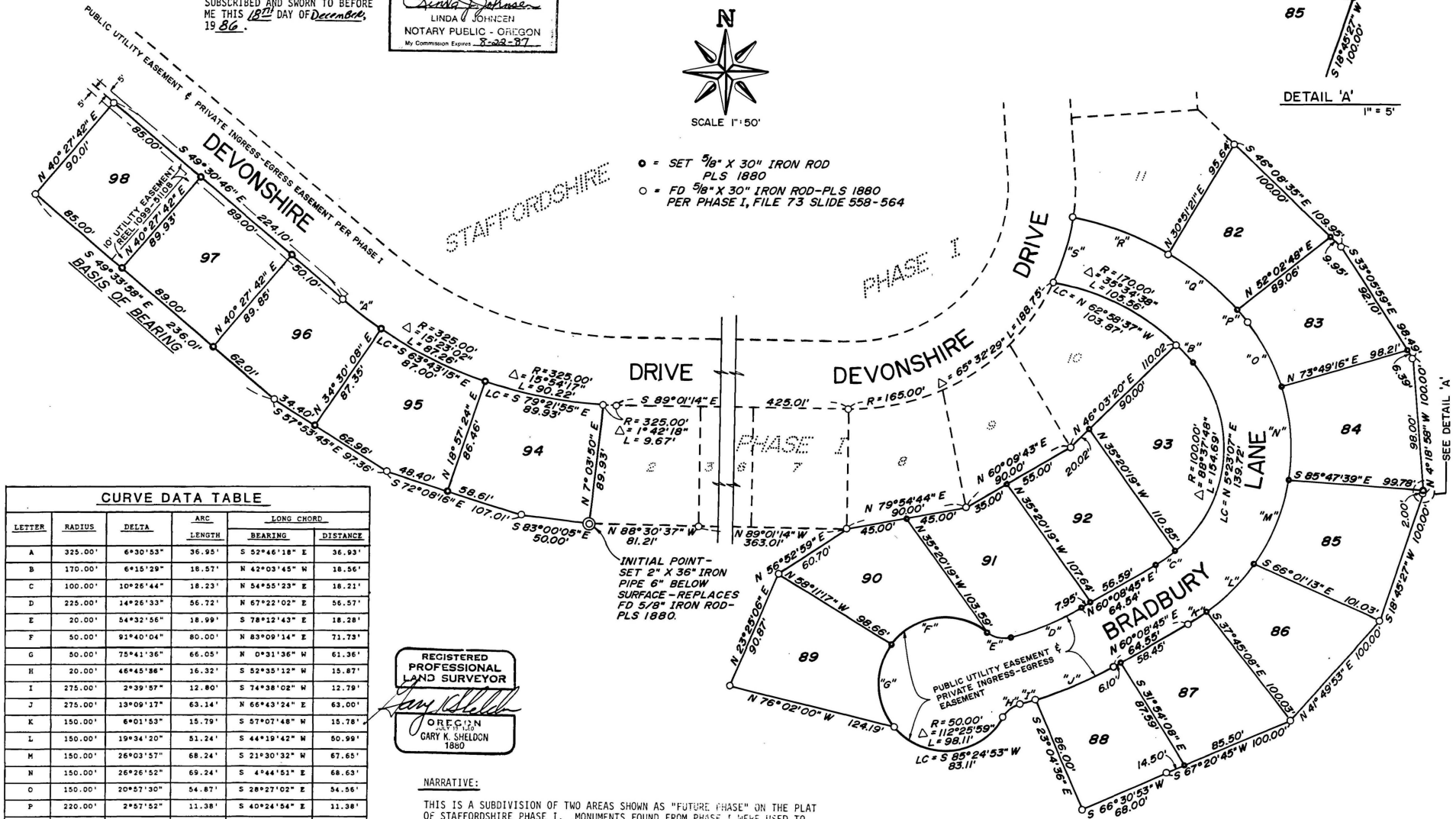
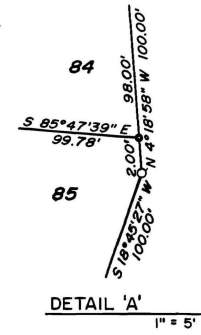
SUBSCRIBED AND SWORN TO BEFORE ME THIS 18TH DAY OF December, 1986.

Linda Johnson
LINDA JOHNSON
NOTARY PUBLIC - OREGON
My Commission Expires 8-22-87



SCALE 1" = 50'

- = SET 5/8" X 30" IRON ROD PLS 1880
- = FD 5/8" X 30" IRON ROD-PLS 1880 PER PHASE I, FILE 73 SLIDE 558-564



CURVE DATA TABLE					
LETTER	RADIUS	DELTA	ARC LENGTH	LONG CHORD	
				BEARING	DISTANCE
A	325.00'	6°30'53"	36.95'	S 52°46'18" E	36.93'
B	170.00'	6°15'29"	18.57'	N 42°03'45" W	18.56'
C	100.00'	10°26'44"	18.23'	N 54°55'23" E	18.21'
D	225.00'	14°26'33"	56.72'	N 67°22'02" E	56.57'
E	20.00'	54°32'56"	18.99'	S 78°12'43" E	18.28'
F	50.00'	91°40'04"	80.00'	N 83°09'14" E	71.73'
G	50.00'	75°41'36"	66.05'	N 0°31'36" W	61.36'
H	20.00'	46°45'86"	16.32'	S 52°35'12" W	15.87'
I	275.00'	2°39'57"	12.80'	S 74°38'02" W	12.79'
J	275.00'	13°09'17"	63.14'	N 66°43'24" E	63.00'
K	150.00'	6°01'53"	15.79'	S 57°07'48" W	15.78'
L	150.00'	19°34'20"	51.24'	S 44°19'42" W	50.99'
M	150.00'	26°03'57"	68.24'	S 21°30'32" W	67.65'
N	150.00'	26°26'52"	69.24'	S 4°44'51" E	68.63'
O	150.00'	20°57'30"	54.87'	S 28°27'02" E	54.56'
P	220.00'	2°57'52"	11.38'	S 40°24'54" E	11.38'
Q	220.00'	17°15'00"	66.24'	S 50°31'21" E	65.99'
R	220.00'	19°55'32"	76.51'	S 69°06'49" E	76.32'
S	165.00'	17°32'28"	50.51'	N 16°40'03" E	50.32'

REGISTERED PROFESSIONAL LAND SURVEYOR
Gary Sheldon
OREGON
GARY K. SHELDON
1880

NARRATIVE:
THIS IS A SUBDIVISION OF TWO AREAS SHOWN AS "FUTURE PHASE" ON THE PLAT OF STAFFORDSHIRE PHASE I. MONUMENTS FOUND FROM PHASE I WERE USED TO CONTROL THE LOCATIONS OF THE CORNERS SET IN PHASE II. THE SOUTHWESTERLY LINE OF LOTS 97 & 98 WAS USED AS A BASIS OF BEARINGS.

This Resident Locator began as a convenient idea. However, despite the Disclaimer to not confuse these arbitrary "lot numbers" with the Legally platted lot numbers for the legal entity called "Staffordshire Subdivision", this map helped to perpetuate the "Myth of 99 SHOA Properties".

-Stephen Short, 11/20/2024 ----->

LADIES LUNCHEON



The Ladies Luncheon will be on Tuesday, December 11th at 11:30 a.m. at Mookie's Restaurant - 400 International Way, Springfield. If you do not receive a call for the luncheon and would like to go, please call Billie Allison at 541-747-0368.



RESIDENT LOCATOR

The Resident Locator concept is a lot number on both the telephone list and map sheet, which was designed and brought to the Board of Directors by Curt Pike, as a way to help residents find the home location of other residents in Staffordshire.

Attached to the newsletter you will find an updated telephone list and a new map sheet. The left side of the telephone list now shows a lot number next to the resident's name and the map sheet has lot numbers instead of the resident's name.

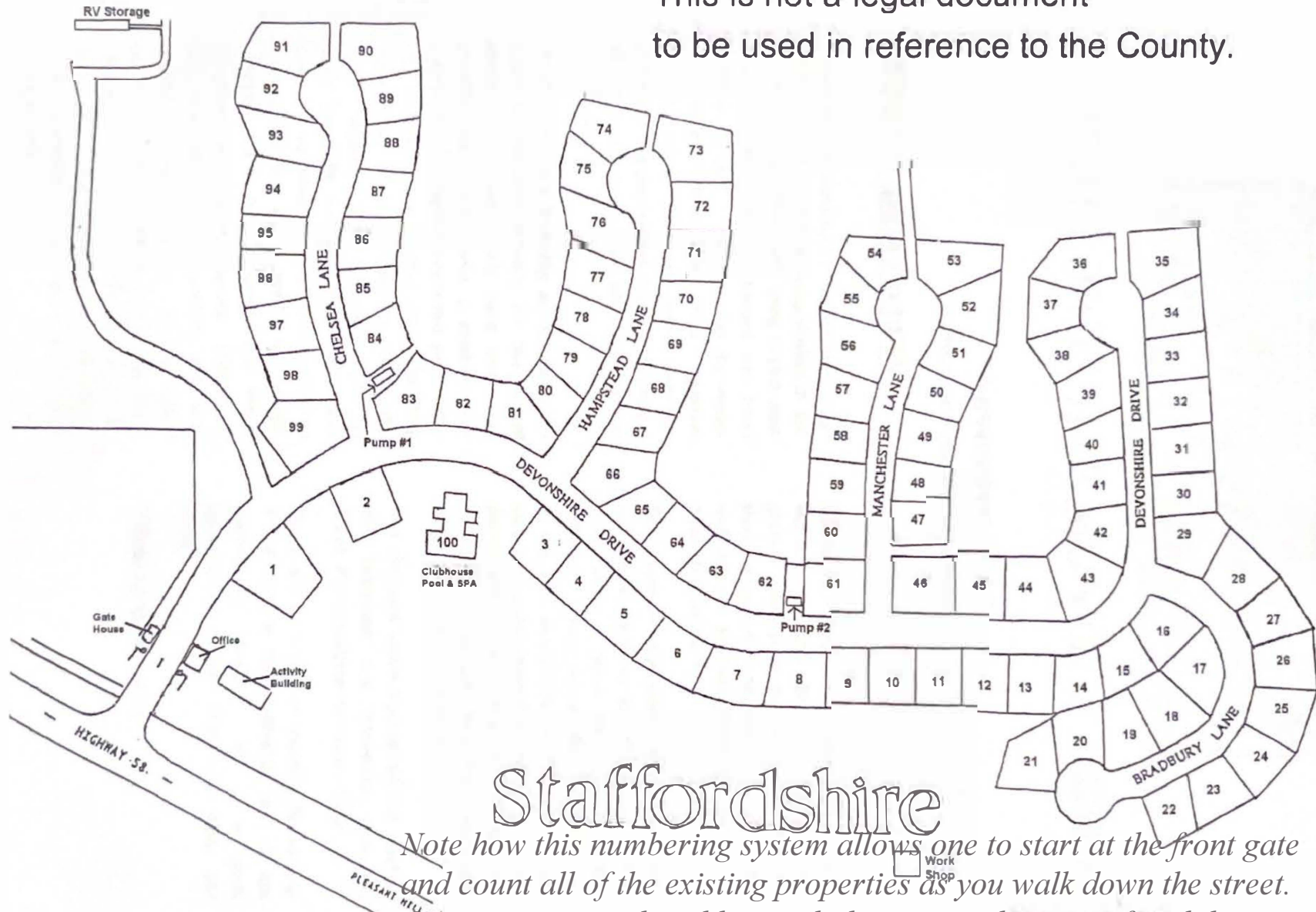
To locate a resident's home, first look up the resident's name, then look at the lot number to the "left" of their name, then look at the map sheet for that lot number. Now you know where their home is located without leaving your home.

The lot number on the map sheet and a resident's address stay consistent even when a home is sold or becomes vacant. So when a resident moves in or out, the only document to update is the phone list and no longer a need to provide a new map by name. **SO PLEASE KEEP THE MAP SHEET.**

DISCLAIMER - the lot number on the map sheet is **NOT** a Lane County legal lot number and should not be used or made reference to as such.



This is not a legal document
to be used in reference to the County.



Staffordshire

Note how this numbering system allows one to start at the front gate and count all of the existing properties as you walk down the street. One unanticipated problem with this map is that it confused the word "lot" and inadvertently included a non-platted property, 34622 Devonshire ("2"), resulting in a misleading 99 properties in SHOA.