



Eagle Point Golf Community HOA

September 2025 Informational Bulletin

Dear Residents of Eagle Point Golf Community Association,

In this month's bulletin you will find information on:

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- Committee Members Needed
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What's On Your Mind?

Dear Neighbors,

You probably noticed that the City has been active in the neighborhood recently. Curbs near fire hydrants freshly painted to enhance safety; Code Enforcement responding to complaints and inspecting for violations.

A couple of you reached out on sidewalk repairs. Just a reminder that in the City of Eagle Point the homeowners-not the City-are responsible for sidewalk repairs. Please be alert to any raised areas and address them accordingly for the safety of all.

It's the start of a new school year! Please be mindful when driving that kids will be traveling to and from school and remember to stop for school buses when their red lights are flashing. Stay safe everyone!

As always, if I don't see you out-and-about in the neighborhood, you may contact me at lvogt@epgcha.com or (703) 973-4836! Liz Vogt

Committee Members Needed

Do you like to meet new neighbors and plan events? Do you like to assist with owner modification requests and decisions on resolutions? Do you like learning about landscape and enjoying the outdoors with other committee members? The Community Relations & Activities Committee, Modification Committee and Landscape Committee are looking for interested members that have a goal to help the community and meet neighbors. If you are interested please contact Candace Pickett at cpickett@fieldstonemanagement.com or at 541-625-0670.

What's New On The Eagle Point Golf Community Website?

- **July 2025 Financials**

The July 2025 financial statements have been uploaded to the website. The financial statements are located at <https://www.eaglepointgolfcommunity.com/>. Click on the “homeowners only” section and then enter the password “epho2018”.

Did You Know....

This is the time of year, for some reason, when the heat creates an extensive amount of growth on trees. Tree limbs will suddenly be encroaching onto neighboring lots and over the sidewalks. Please make sure to keep your tree limbs trimmed away from neighboring properties and to keep the limbs trimmed at least 6’ off the sidewalks for pedestrian access.

Eagle Point Food Project

The Eagle Point Food Project was started in 2012 by a small group of residents who wanted to help fight hunger in our community. Would you like to join them in helping fight hunger in your community? There are two ways to help:

1. Green Bag Project: be a food donor. Green bags are collected on the second Saturday of the even months (see image below). The next pickup is April 12, 2025. For more information on how to sign up to donate food please visit this website: <https://eaglepointfoodproject.com/79-2/>
2. Volunteer Call: a request for volunteers to join the project as neighborhood coordinators. If you interested you can find more information here: <https://eaglepointfoodproject.com/89-2/>



Upcoming Meetings

- **Board of Directors Meeting**

All Board of Directors meetings are held at the EPGCHA office located at 177 Alta Vista Rd. Suite B, Eagle Point, OR 97524. Homeowners are encouraged to attend. The meeting agenda is posted on the website the Friday before each meeting. **The next Board of Directors Meeting is Tuesday October 28, 2025 at 6:00 p.m.**

- **Annual Meeting of Members**

The Annual Meeting of Members has been scheduled for Tuesday September 30, 2025 and will be held at the Ashpole Community Center. The annual mailing packet was mailed out the week of the 8th via USPS and the packet is also available on the website at: <https://www.eaglepointgolfcommunity.com/epgcha-board-of-directors>. Just scroll down to meeting agendas and click on the Annual Meeting Packet.

Upcoming HOA Events

Fall Community-Wide Garage Sale: The fall garage sale has been scheduled for Friday October 3rd, Saturday October 4th and Sunday October 5th from 8:00 a.m. - 2:00 p.m. The HOA will handle the signage and advertising. Those interested in participating can contact Candace Pickett at cpickett@fieldstonemanagement.com or at 541-625-0670 to be placed on the participant list.

Modification Committee Forms, Contact Information & MRF Stats

Are you planning an exterior change or improvement to your home or landscape? The Modification Committee is here to help!

For modification requests forms click here:

https://www.eaglepointgolfcommunity.com/files/ugd/16784e_de0c051047c8445e9d96e868739e550e.pdf

For the guidelines to fill out a form click here:

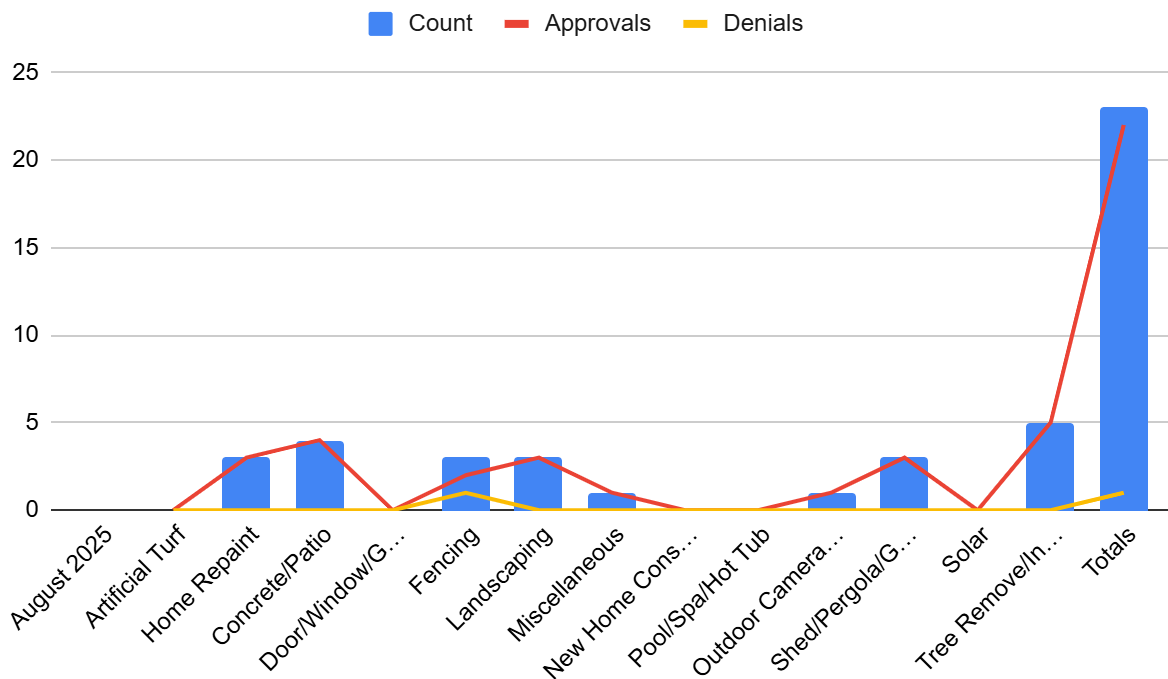
https://www.eaglepointgolfcommunity.com/files/ugd/16784e_878907f432da4a9f87cde0868e140040.pdf

If you have any questions please contact Candace Pickett, EPGCHA Community Manager

Phone: 541-385-7799 Ext. 709

Email: cpickett@fieldstonemanagement.com

Below are the August 2025 modification request stats



What is an HOA?

In your search for a home, you might have considered whether you want to live in a community with a [homeowners association](#) (HOA). Making that decision comes down to fully understanding what an HOA is, what it does, and what kinds of rules an HOA can make and enforce.

HOAs serve an excellent purpose in helping all homeowners have a fair understanding of what they need to do to protect property values for the good of all members. They will vary to some extent by HOA or subdivision, but they are typically very reasonable and fair.

This guide covers the basics of an HOA and offers information about the kinds of rules these organizations have the authority to enact.

This information is provided by Better Homes and Gardens.

What Is an HOA?

Understanding an HOA's organizational structure and purpose is important to know its authority.

Structure of an HOA

HOAs are legal entities, usually created by a subdivision developer to “monitor and enforce certain covenants, conditions, and restrictions [CC&Rs] that apply to real property.”

HOAs must adhere to all federal, state, and local laws, and cannot create rules that contradict them. “For example, an HOA cannot prohibit a resident from [installing solar panels](#) on their property if it is allowed by state law. Additionally, there may be legal limitations to the scope of rules an HOA can enforce, such as regulating indoor noise levels or restricting political speech on private property.”

HOAs are specific to each neighborhood or subdivision they oversee, and the rules only apply to those living in the community. They also don’t rise to the level of laws or local government ordinances. Still, living in an HOA community typically means joining the HOA is mandatory.

Purpose of an HOA

The [purpose of an HOA](#) is to create a set of CC&Rs that enhance the quality of life of its residents. Some HOAs also work to improve this standard of living by offering shared amenities that those outside the community might not otherwise be able to enjoy.

Some standard rules on maintenance and appearance include approved roofing and exterior siding colors/materials, fencing guidelines, landscaping guidelines, not parking vehicles on the street overnight or in yards, and limiting how long recreational vehicles may occupy a driveway.

HOAs are run by a board with members who live in the community. They are typically chosen through an election process. [Each HOA member pays fees](#) to live in the community. In exchange, those fees are used to improve and maintain the community.

How an HOA Rule Is Created

Like many other governing bodies, establishing a CC&R in an HOA community follows a specific order.

The HOA board establishes homeowners association rules. When written correctly, they are drafted and revised over time, reviewed internally among the board members, circulated to the entire HOA membership for input, and then ultimately voted upon by the HOA board as required in the HOA’s bylaws. These rules usually pass with a majority vote.

Members of an HOA community have multiple opportunities to learn about the rules and voice opinions about them. In addition to creating new rules, the board is likely to tweak existing ones. Kenin says these rules are typically revised either because they’re considered antiquated or because members of an HOA have raised issues that need to be addressed through a change.

To do so, the HOA follows the process outlined for rule creation and revision in its community bylaws.

There are no federal, state, or local legal standards that govern this process. However, HOA rules must be consistent with and cannot run contrary to existing federal, state, or local laws.

[Can You Refuse to Join a Homeowners Association?](#)

Types of Rules HOAs Enforce

HOAs aim to improve the quality of life for residents, meaning many HOA rules have to do with how each member maintains their property, which potentially affects those living around them. Examples run the gamut from aesthetic issues to significant deal construction issues.

Aesthetics: That might mean rules for the [color you can paint your house](#), taking your trash out regularly, watering your lawn on specified days, hanging laundry outside, setting off fireworks, and performing approved construction work during certain days and times.

Renovations: Most co-op/condo structures require permits to do substantial work, meaning anything attached to a wall. Kenin says. Think kitchen renovations, reflooring tiles, electrical and plumbing work requiring experience, and lots of insurance. HOA rules apply to outside renovations and not interior work. Note that permits needed for the city or county are required, regardless of the HOA rules, if required.

Noise: HOAs are particularly concerned with how your lifestyle might affect other residents, which means there are guidelines around noise. “HOAs typically have noise guidelines and usually have an a.m. and p.m. deadline for anything from loud music to construction workers,”.

Pets: Pet ownership can be impacted by *the city* that an HOA resides in and can include limits on the number of pets, breeds, and varieties. Some towns allow chickens, and some don't.

Shared Amenity Use: HOAs also set rules for how the shared amenities and communal areas are treated, such as where and when residents can park in certain areas.

Most HOAs ask that cars not be parked on the street overnight and that garage doors remain closed day or night unless the homeowner is actively moving lawn equipment or vehicles in or out at any given time. This is for the safety of residents, to avoid break-ins, and it adds to the positive appearance of people driving through an area.

HOAs must operate within the framework of local or state laws. First and foremost, they cannot discriminate and must adhere to fair housing guidelines.

Resident Participation in HOA Decision-Making

Members of HOA communities have full rights to participate in the decision-making that goes on within their communities. They also have the right to attend meetings where decisions are made and to elect the officials making those decisions on their behalf.

HOA Penalties

You could face penalties if you fail to follow a rule outlined by your HOA. Sometimes, these repercussions are spelled out in the CC&Rs, and other times, they are handled on a case-by-case basis.

Typically, monetary penalties are handed out, so an infringing HOA member would be charged X dollars per day while non-compliant. Harsher penalties could include escalations to other legal means as defined in the CCNRs—restricted access to HOA amenities such as a golf course or parking area. Co-op/condo construction penalties could also require an apartment owner to undo all the work completed without a permit. That adds up pretty quickly.”

Responses to HOA Penalties

A resident who is currently facing fines has some recourse. A disgruntled HOA member may try to appeal to the HOA board. HOAs and their boards are private organizations, so as long as the organization is not violating federal, state, or local laws, they have lots of leeway, just like private country clubs do. Disgruntled HOA members rarely get very far with their boards.

Residents who believe their HOA is breaking the law can also seek help outside the HOA board. Homeowners who believe an HOA rule is unfair or unjustified may have the option to challenge or dispute it.

The process typically involves submitting a written request (or email) to the HOA board, which reviews it and decides whether to change or uphold the rule in question.

If a homeowner is dissatisfied with the outcome, they may take further action, such as appealing to an external governing body or seeking legal counsel.

In general, HOA is no surprise when you buy a home in a particular area, and is disclosed by the real estate agent before the sale. In the worst case, it is disclosed in the Escrow paperwork at the time of purchase.

As mentioned, HOAs are here to help keep your property's value higher than that of surrounding areas and to maintain continuity in the area's general look.

Reference:

Subject information reference “Better Homes and Gardens” Internet 2024; [What an HOA Can—and Can’t—Make Rules About](#)