



December Informational Bulletin

Dear Residents of Eagle Point Golf Community Association:

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

- President's Message
- Special Board of Directors Meeting Outcome
- Merry Christmas
- Holiday Lights Tour Homes
- Ukraine Refugee Family Needs Help
- Upcoming Events
- Christmas Decorations
- Toy Drive
- Thank you to our Sponsors

President's Message

Happy Holidays everyone. The Board and I hope that this year brings renewed hope and health to each family in the community. This past year has been trying for many, so let's work together to better our community in the coming year.

With the colder weather of winter now upon us, be careful when driving and walking our streets because of ice and slick streets.

We have many homes with wonderful light displays that families have spent many hours arranging. Drive or walk out in the neighborhood to view their hard work. The displays are truly heartwarming.

Construction continues on the Holt phase 11-18 infrastructure, so be careful when approaching the construction zones.

We have our January Board meeting coming up, so come to the meeting and meet your Board.

For new homeowners a meet and greet will be scheduled for the first quarter to acquaint them with our community and CC&Rs.

Finally, and as always, if any of you just wish to discuss items you think would help the

Community, please call me, Don Craig at 305-924-0249, or email me at dcraig@epgcha.com.

Special Board of Directors Meeting Outcome

We would like to say thank you for your response regarding the Buffer Zone/Greenway and Holt Phases 19/20. First we would like to make sure that it is understood that this Buffer Zone/Greenway area is not the property of the EPGCHA; it is the property of Holt Homes so the Association is not giving away or selling property it owns. The Buffer Zone/Greenway is an easement that starts at the east end of the City of Eagle Point right-of-way and continues 40 feet further east on Holt property from Robert Trent Jones Jr. Blvd. The purpose of the Buffer Zone is to allow for a landscaped area (and to save as many existing trees as possible) along RTJ to help screen the homes from both golfers and residents both driving and walking along the sidewalk area.

The request that the Board received from Holt Homes was to allow them to extend the fencing that they are installing behind the homes along RTJ. The proposed fencing would currently be 5' from the rear of the home; their request asked to extend the fencing to 15' back from the rear of the home. The fencing at either location is on Holt property and will be on the homeowners lot because the Buffer Zone/Greenway is an easement. In return for allowing the fence line relocation the Board had items that they asked in return for aesthetic and functional purposes. These items would add considerable value to the homes. This is a main entrance into the EPGCHA community and sets the tone for the entire community and its standards.

The Board of Directors voted on the request and following is the action being taken (6 for - 1 against):

1. That the fence demarcating the eastern edge of the forty (40) foot "greenway" described in Section 2.10 of the Settlement Agreement be moved 15 feet to the west.
2. That the service entrance road to Tract M, stormwater facility be relocated from Robert Trent Jones Jr. Blvd. to "Street B" as shown on the application to the City of Eagle Point.
3. That easements and CC&R design guidelines for phase 19 be placed on lots 1 through 5 and 91 through 99 such that each lot contain a minimum of two canopy trees, 3 understory trees and 6 shrubs along the fence demarcating the eastern boundary of the "Greenway", and that any homeowner proposed changes to such vegetation installed by Holt as per 2.10.1 of the Settlement Agreement, require the approval of the EPGCHA Master Association Modification Committee and Board of Directors. Further, the CC&R design guidelines shall prohibit the installation of sheds, gazebos and the parking of boats and RVs within the backyards of these lots but allow sheds within the side yards of said lots.
4. That the landscaping of the drainage areas A and M adjacent to Robert Trent Jones Jr. Blvd. shall not consist only of "eco scape" grass mix but contain additional supplemental vegetation or be replaced entirely with other vegetation.

Holt Homes agreed with the items and the EPGCHA attorney is working on an amendment to the Settlement Agreement in the coming weeks. Please feel free to contact the Association office with any questions at 541-385-7799 ext. 709 or cpickett@fieldstonemanagement.com.

Merry Christmas to all....

Wishing everyone a Merry Christmas and a Happy New Year!



Holiday Lights Tour

A BIG thank you to four very special EPGCHA homeowners that have decorated their homes and signed up for the Holiday Lights Tour. Please take time to view the decor at these homes!

Click on the below link to view the Holiday Lights Tour Map:

<https://www.eaglepointgolfcommunity.com/files/ugd/16784e8663dc93840e4b0599ff191c9946de67.pdf>

Local Ukraine Refugee Family Needs Help

The sights, sounds and fear that war has brought to Ukraine has been an almost incomprehensible horror for the country's citizens—and to much of the rest of the world as well.

Now, driven from their bomb-riddled home in Mariupol, a young family of four has been relocated to safety, living with a host family in Ashland. While they have fled the utter destruction of their old life, the entire family—father Sergey Tatarenko, mother Hanna, and sons Yaroslav, 10, and Tymofii, 2—must find a way to rebuild in a new country. Although many of their basic needs, such as food and shelter, have been met, they need a car to get to work, doctor appointments and shopping. The Tatarenko family would be thrilled and grateful to receive a used car. If you or someone you know has a car you can donate, please contact Hannah Horn, who is working with the Uniting for Ukraine program in Jackson County. Her email is hannah1@jeffnet.org and her text number is 541.944.2600. Thank you.

Upcoming Events

Board of Directors Meeting - the next two regularly scheduled meetings of the Board of Directors will be held on January 17, 2023 and on April 18, 2023 at 6:00 p.m. at the EPGCHA office at 177 Alta Vista Rd., Suite B, Eagle Point, OR 97524.

Spring Garage Sale - currently scheduled for April 21 & 22; this may change due to requests to hold the event when it is warmer so stay tuned for a possible date in May!

Christmas Decorations

When can I install my Christmas Decorations?



Section 21, page 3 of the rules and regulations gives the timeline for installation of holiday decorations which is installation 30-days prior to the holiday and removal 7-days after the holiday.

Toy Drive

It's not too late to donate! There are still a few more days to give toys for "Lightly Loved Toys".

You can still drop off new or lightly used toys through December 22 at the following locations:

- John & Judy Maas at 367 Robert Trent Jones Blvd.
- Patty and Bill Craig at 466 Robert Trent Jones Blvd.



*Thank
You*

Thank you to our Sponsors

- Ace Hardware - Eagle Point
- Country Financial - Hank Rademacher
- Crackin & Stackin
- Elite Tax
- Holliday Jewelry
- New Heights Chiropractic - Leigh Lenz
- Petra Housekeeping
- Windermere Real Estate - Stacy Davis