



April 2023 Informational Bulletin

Dear Residents of Eagle Point Golf Community Association:

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

- President's Message
- What's New on the Eagle Point Golf Community Website?
- Association Dues - Delinquency & Collection
- Landscape/Community Wide Standards
- Upcoming Events - Event Updates
- Advertising Opportunities
- Thank you to our Sponsors
- Modification Committee News & Updates

President's Message

Neighbors – a real spring is here with flowering trees, tulips and daffodils abounding. I am delighted to say that I live in a community that prides itself on well kept yards and gardens, safe streets and neighborliness. You will not find that everywhere. As we progress to summer in June and July be careful with the drying grass and weeds that will come and make sure you comply with the City of Eagle point and EPGCHA rules for maintenance of weeds and grasses to help with fire prevention.

This time of year provides a great opportunity to get out to one of our local or regional parks or hiking trails to enjoy all that southern Oregon offers. It is also a good time to get out and play a round of golf at our great course or have a meal at one of our local eateries.

With summer being right around the corner and our local high schoolers out soon, consider hiring a local youth to help with gardening or other chores to help them earn needed cash to further their education or help with a vacation.

The golf course maintenance crews are removing dead trees in some locations of the golf course and will continue to do so as spring emerges.

The construction has started on the first phase of the town house location on Alta Vista. This is based on the approval achieved by the golf course last year. It is being constructed by SkyCrest Development. The HOA as well as the golf course management is currently reviewing the vertical architecture for refinements. SkyCrest is owned by a person that grew up in Eagle Point and continues to have family connections here.

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.

What's New on the Eagle Point Golf Community Website?

- **January & February 2023 Financials**

The January and February 2023 financial statements have been uploaded to the website in follow up of Board review at the April 18, 2023 Board Meeting. These are located on the website at <https://www.eaglepointgolfcommunity.com/>. Click on the “homeowners only” section and then enter the password “epho2018”.

- **Board Meeting Minutes**

The Board Meeting minutes for March 8, 2023 have been uploaded to the website in follow up of Board approval at the April 18, 2023 Board Meeting. They are located on the website at: <https://www.eaglepointgolfcommunity.com/epgcha-board-of-directors>

- **Resolutions**

The proposed resolutions for artificial turf, fences, gazebo/pergola and solar devices as well as the revised design guidelines & contractor standards are approved per the process required by the Eagle Point Golf Community CC&R’s section 12.2. The new documents effective 5/1/23 will be uploaded to the documents section this week (the proposed resolutions are currently located on the website home page under messages from the Board).

Association Dues - Delinquency and Collection

When you purchase a home in the Eagle Point Golf Community Homeowners Association you are responsible for payment of assessments that are based on the expected operation cost for that budget year. Assessments are currently \$88.00 per quarter and are due on January 1, April 1, July 1 and October 1. There is a 30-day grace period before a late fee is applied.



Non-payment of assessments has become a problem and it affects every homeowner because the operation cost still exists and when owners do not pay their assessments it creates a net loss situation for the association where there is not sufficient income to cover expenses.

Your current collections policy has a demand letter sent out once you are 90-days past due and then if payment is not received the account is turned over to the Association attorney for collection. At this time there is almost a 7% delinquency rate which is high.

The statements are emailed out quarterly (or mailed to those that request a copy to be mailed) so please watch for that statement and make sure to pay your assessments when they are due.

Landscape/Community Wide Standard

As we proceed further into spring weather a lot of yard maintenance arises after the winter slumber. Here are a few tips and reminders on yard maintenance. Please note that these requirements are for the beautification of the community.

- 1) The EPGC governing documents prohibit irrigation lines in the yards from showing. Groundcover replenishment is necessary from time to time to cover the irrigation lines up which also helps protect the lines from the elements. Please make sure your irrigation lines are pinned down and covered with groundcover.



- 2) Did You know that for a healthy lawn yard care starts in early spring and continues through late fall? There are great lawn tips that cover fertilization and watering to the correct mowing height. Here is a link to one of the many OSU Extension Service articles that are available: <https://extension.oregonstate.edu/pub/ec-1521>

Upcoming Events - Event Updates

- **Board of Directors Meetings**

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.

Tuesday July 18, 2023 at 6:00 p.m.

Tuesday October 17, 2023 at 6:00 p.m.

The meeting agenda is posted on the website the Friday before each meeting.

- New Owner Orientation

Please stay tuned for the rescheduled date in June of 2023.

- Spring Garage Sale

What a great success with close to 50 homes participating on the address list. If you have leftover garage sale items or can donate items between our two annual garage sales, please consider dropping off your items to our Eagle Point Senior Center. Most of the EPSC revenue (about 60%) comes from the Thrift Store. The store is open to the public on Monday - Friday from 8:30 a.m. - 12:30 p.m. Drop off your clothing, home goods, linens, household items, shoes and furniture, etc. Excess articles that the center receives are donated to St. Vincent de Paul, the Gospel Mission and the Salvation Army. Here are some of the benefits provided by the EPSC:

- The Food for Friends program supplies meals every weekday for local seniors.
- Senior Center Informational Seminars: Navigating the Medicare system, Dispensation of flu shots, the 211 program, multiple Alzheimer's presentations, Healthier Net, long term care, Mercy Flights lower rates for "Combined Air and Ground Membership".

For more information you can visit their website at: <https://eaglepointseniorcenter.com/>

Advertising Opportunities

The Neighborly News Bi-Annual Publication is now offering advertising opportunities for those interested. The available advertising sizes are business card, ¼ page and ½ page and there are still spots open for the fall/winter 2023 edition. We are focusing on local businesses and also for anyone living in the EPGCHA. If you would like more information please contact Candace Pickett at 541-385-7799 ext. 709 or at cpickett@fieldstonemanagement.com.

Thank you to our Neighborly News Sponsors

- **Ace Hardware - Eagle Point**
- **Country Financial - Hank Rademacher**
 - **Crackin & Stackin**
 - **Eagle Nutrition**
- **Eagle Point Family Dentistry**
 - **Elite Tax**
- **Holliday Jewelry**

- J & J Dollar Store
- Main Street Coffee Shop
- New Heights Chiropractic - Leigh Lenz
 - Rogue Valley Mail
 - Tandem Furniture
 - The Butcher Shop
- Windermere Real Estate - Stacy Davis

Modification Committee News & Updates

Here is information on the 1st quarter requests received for 2023!



Q1 2023 MODIFICATION REVIEW BREAKDOWN

DAVE NEWELL

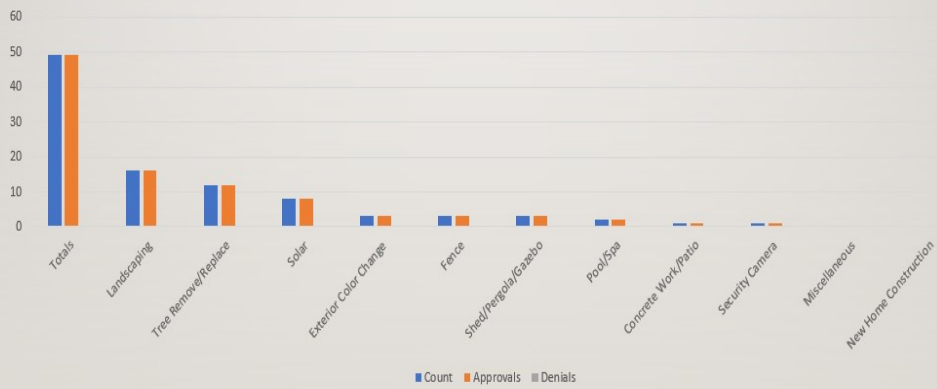
APRIL 2023



Q1 2023 MODIFICATION REQUEST PARETO



Q1 2023 MRC Pareto Submittals



Q1 2023 MODIFICATION REQUEST BREAKDOWN

Q1 2023 MRC TYPES

