



January Informational Bulletin

Dear Residents of Eagle Point Golf Community Association:

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

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- What's New at the Eagle Point Golf Course?
- Landscape/Community Standards
- Owner Sidewalks = Owner Responsibility
- Upcoming Events
- Advertising Opportunities
- Thank you to our Sponsors

President's Message

Mid-winter greetings everyone. Though still cold, the days are becoming longer and allow for more outdoor activity, so get out play golf, walk or run. See your neighbors and enjoy wonderful southern Oregon.

Some of you have commented on the loss of the Mail-Tribune newspaper, which many of you enjoyed reading. There are print alternatives, such as the Grants Pass courier which delivers to Eagle Point and is expanding their Jackson County coverage. I subscribed and found it well organized and covering a broad range of topics. Give it a try.

Construction continues on the Holt phase 11-18 infrastructure, so be careful when approaching the construction zones. The Planning Commission and the City Council both approved the preliminary subdivision for Holt's Phase 19, which will front RTJ. The Board was able to negotiate some changes that will benefit the community, like a guarantee on the 40 foot greenway along RTJ and the relocation of a maintenance entrance to one of the stormwater retention facilities away from RTJ. These changes will be reflected in an amendment to the Settlement Agreement with Holt and the City. Also changes to the CC&R's for Phase 19 will be put in place to guarantee the long term maintenance of all green spaces in Phase 19, including a new park.

We have our February 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&R's.

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 at the Eagle Point Golf Course?

Golf Course Cleanup

The golf course has been working along the property lines on cleanup of the wetlands landscape areas adjacent to neighboring homes that border the golf course. This cleanup will also include the removal of the dead tree in the pond by the 16th hole. If you see crews on property they are performing the cleanup at this time so please note they may need to enter onto the adjacent golf course property in order to perform the cleanup as needed.

Talon Grill

Talon Grill has added some new menu items that we have been told are quite tasty along with a change in hours. They are open 7 days a week for breakfast and lunch from 8:00 a.m. - 4:00 p.m. and are open for dinner Wednesday - Sunday until 8:00 p.m. The new breakfast, lunch and dinner menu is attached.

Landscape/Community Wide Standard

As we head into spring here are a few reminders on a few of the requirements on tree removal/replacement and ground cover replenishment. Please note that these requirements are for the beautification of the community.

- 1) Did you know that you need to submit a modification request prior to any tree removal that takes place? Homeowners must obtain approval from the Modification Committee before beginning any projects involving additions, removal or changes to the originally approved construction or landscaping anywhere on the Lot including front, sides and backyards.



- 2) Did You know that you need to keep your ground cover replenished on a continuous basis if you are using a wood mulch as ground cover? The rains that we have here in southern Oregon will slowly wash the wood mulch away which results in bare ground and irrigation lines showing. You do not need to submit a modification request form to replenish your wood mulch unless you are changing colors.

Owner Sidewalks = Owner Responsibility

Rain, expansive soils, tree roots.....these are a few of many factors that slowly affect our sidewalks and cause small holes, sinking and broken or raised areas that create trip hazards which need to be repaired. Though it can be a bit confusing with the City requirements, the responsibility for repair and maintenance of the sidewalks on your property is your responsibility.

Section 12.01.020 of the City of Eagle Point code states: The owners of property within the city shall maintain all **sidewalks** abutting upon their property in good condition and safe for use by the public. [Ord. 2-36 § 2, 1975].

The City of Eagle Point has some good tips and guidelines for repairs on the City website at this link:

<https://www.codepublishing.com/OR/EaglePoint/#!/EaglePoint12/EaglePoint1204.html#12.04.020>

Make sure to contact the City of Eagle Point prior to starting repair work as they do require a permit in some cases depending on the necessary repairs.



Upcoming Events

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.

Tuesday February 21, 2023 at 6:00 p.m.

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

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

Spring Garage Sale

The community wide spring garage sale is scheduled for April 21 & 22 starting at 8:00 a.m. Sale ending time is dependent on each individual homeowner.

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 spring/summer 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

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