



EPGCHA 2019 Fall Newsletter

EPGC Community Fall Yard Sale

September 27th and 28th 8:00 AM – 5:00 PM

September 29th 9:00 AM – 2:00 PM

Feel free to put a sign or balloon in your yard to attract attention to your sale. The Committee will be placing large signs at all the main entrances to the Golf Course Community. Have fun and we hope you sell everything. Any questions, please email, text or call Martha at fredandmartha@gmail.com , 541-621-0059

Annual Meeting

The annual homeowners meeting will be held on September 24 at 7:00 PM with a presentation of our 2020 annual budget, board elections, 2019 achievements and 2020 goals. We will once again offer snacks and door prizes. During the homeowners meeting we will be voting on 3 new board members with a 2 year term to join the 2 directors whose terms end September of 2020. In order for the HOA to function the HOA must have no less than 3 members. If you would like to join the board please contact a board member or CPM to add you name to the ballot.

UPCOMING EVENTS

Please join your EPGCHA at a future board meeting. Community input is encouraged and valued. If you cannot make it to a board meeting please read the unapproved minutes posted 2 days after meeting and all other approved minutes on our website. <https://www.epgcha.com/epgcha-board-of-directors>



Where: Eagle Point School District board room 11
N. Royal Ave.

When: 9/3/19 at 6PM
10/1/19 at 6PM
11/5/19 at 6PM

- 9/24/19 Annual Homeowners Meeting Ashpole Center at 7:00 PM
- 9/27-9/29 Fall yard sale (advertising and signage will be done for you).
- 9/29/19 Vacant lot mowing to a height of less than 10"
- 10/1/19 Halloween decorations may be put up
- 10/30/19 Thanksgiving decorations may be put up
- 10/31/19 Final Vacant lot mowing to a height of less than 10"
- 11/7/19 Halloween decorations taken down



Street Tree Fungus

Looking at our pear trees we have found that a good number of them have developed fungus. Even if you do not have a street tree you too may have fungus growing in your yards. You've probably already noticed that the new growth on the tips of the branches has shriveled, dropping leaves with discolored spotting effect and a fuzzy mold look. This is because of our drier winter and extremely wet spring. The fungus puts stress on the tree and eventually the tree will become susceptible to bug infestation and this will kill the tree. Unfortunately it is too late in the year to spray for the fungus. Please consider the following:

1. In the fall quickly pick up all leaves as they fall or the fungus will go into the soil.
2. Spray the tree 2x in spring with a fungicide before it sprouts leaves and flowers.
3. Thin out multiple branches to allow air to better circulate.
4. For those trees that are too far gone please put in a modification request to remove the tree and replace it.



City of Eagle Point services

Annual Leaf Pickup mid-November – mid-December

Every fall the city removes bagged leaves from the curbs of property owners. Only leaves will be picked up from the curbside. The City will not pick up lawn clippings, brush, pruning and garbage. Please do not place bags in street or blow leaves in to the streets. For questions or to request bagged leaves for mulch, please contact Public Works at 541-826-4212 ext 138. Please do not call to request specific pick up times bags will be picked up based on availability.

Home Checkup:

If you are going out of town for the Holidays, The City of Eagle Point offers a vacation check Request. When you fill out a form on the city's webpage the Eagle Point Police department will drive by your property while you are on vacation.

<http://www.cityofeaglepoint.org/forms.aspx?fid=72>



EPGCHA Updates

Landscape contractor:

This summer our contractor has had to spend more time on the RTJ medians and repairing our aging in-ground sprinklers. Because of the added time spent on maintenance our current vender Baumgardner's landscape management has asked us to rewrite the current scope of work in our current contract and rebid. The board is working on the new scope of work and will put out for bid with venders in October.

RTJ Mexican feather grass:

The Mexican feather grass on RTJ has added hours of work to our landscaper due to its nature and overhead watering system. This is one of the driving forces to re-bid our current contract. The board has voted to remove the grass and will be presenting replacement plants at the annual meeting.

Management company expanded role:

The board voted to expand CPM's role in our HOA. CPM has taken on the following from the board:

- Provide administrative functions for EPGC website, IT cloud services
- Provide Board member training and update materials as needed
- EPGCHA liaison with Golf Course, Holt, Contractors and attorney
- Monitor common areas and work with contractor to resolve issues

The EPGCH board is made up of 5 volunteers. With the size of our HOA and more homes being sold each month the amount of time expected of the board is unreasonable. This has led to Board turnover and a lack of consistency in vender relations. This move allows the board to work on projects and fix issues rather than spending time keeping the HOA running on a day to day basis.

New Law Firm

The board has signed new contracts, representation and collections with Community Association Law Group. This new firm has offices in Vancouver, Portland and Bend Oregon. The firm was founded by a lawyer with over 11 years of experience in HOA law and represents multiple HOAs our size.

Our former representations no longer would take on collections unless we signed a new contract with them. The board was unable to do this as they would only except new cases on an hourly basis. This would in most cases make the amount collected by the attorney 2 to 3 times what is due to the HOA.

The 2nd reason is our previous law firm had a large amount of clients. Because of this they had outstanding tasks from over 6 months ago that they had not started yet. The last reason is the amount charged by V.F was almost 2 times what other law firms are charging. With this move we will have a reduction in legal fees of 40% with a faster turnaround on tasks.



Lawn Care Program Program

As we send out bids for lawn care providers we are going to include a new homeowner lawn care program. The goal of the program would be:

- 1: Offer same services given to the HOA to the Home Owners for a discounted rate.
- 2: EPGCHA will contact and work on action plans for any items when they fall below community standard
- 3: If issues are outside of the control of the contractor or caused by the homeowner EPGCHA will send notices as outlined in the enforcement policy.
- 4: EPGCHA will not request the landscaper make any changes to the homeowners landscape.

Please attend the board meetings and read future notices for information as it is available.

Homeowners

For HOA financial data, governing documents, contracts, contact information, upcoming events, board minutes and agendas please visit www.epgcha.com. The password to the "Homeowners Only" link is: epho2018

CONTACT INFORMATION		
EPGCHA Board		
President – Jay Garlitz 541-261-3372 jgarlitz@epgcha.com	Terry Marks - Secretary 541-210-3840 terryephoa@gmail.com	Brandon Crosier – Treasurer 541-690-9153 EPGCHA@yahoo.com
Pat Adams - Director pl.adams@charter.net	Open Director Communications & Community Relations	
EPGCHA Property Mgrs.		
Tiffany Petree 541-842-2407 tpetree@cpmrealestateservices.com	John Dix 541-842-2404 john@cpmrealestateservices.com	