



December Informational Bulletin

Dear Residents of Eagle Point Golf Community Association:

Please note, the office will be closed on Christmas Eve, December 24, and on New Year's Eve, December 31.

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

- January Dues Payment
- New Drop Box
- Golf Course Membership Drive
- Toy Drive
- Phase 11, 15, 17, and 18
- Construction Improvements in the Neighborhood
- Winter Conditions Coming Up
- January Meet & Greet

Happy Holidays!

January Dues Payment

Dues for the new year will be charged quarterly, on the 1st of each quarter (January 1, April 1, July 1, and October 1). However, to give people time to mail in checks, arrange their auto payments, and do any further troubleshooting necessary, each payment will not be due until the 31st of each quarter (or in April's case, the 30th). This means for 2022, assessments of \$88 per quarter will be due on January 31, April 30, July 31, and October 31. We have not been charging late fees during the transition from CPM to Fieldstone Management, but in 2022 late fees will be in effect.

There will be a 10-day grace period to pay assessments. This means payments will only be marked late if not paid by February 10, May 10, August 10, and November 10. Payments received on the 11th or later will be subject to a 5% late fee. This fee will be based on the total of outstanding assessments, which includes compliance fines, so make sure you're paid up for 2021 to avoid larger late fees.

Valid forms of payment include online auto- or one-time payments through the homeowner portal, bill pay through your bank, or the physical mailing of a check. The homeowner portal, AppFolio, can be accessed via the epgcha.com home page after clicking "click here to pay your HOA dues". We will be happy to help walk you through getting connected to the online portal. AppFolio allows you to pay via ACH transfer (no fee involved) or via credit or debit card (AppFolio will charge a processing fee for these).

To pay through your bank's bill pay feature, you will need to call your bank and ask them to set up an automatic quarterly payment. They will ask for an account number (this will be your lockbox ID) and an address to send the payment to. If you can't find your lockbox ID, feel free to email me at tnugent@fieldstonemanagement.com and I will email you your ID. The address to use will be:



Eagle Point Golf Community HOA

Eagle Point Golf Community HOA
c/o Fieldstone Management LLC
PO Box 7782
San Francisco, CA 94120

The above address will also be where physical checks can be mailed to. Mailing checks to the Bend office will result in a delay in processing. Checks cannot be accepted or processed at the Eagle Point Office. For best results, make all checks out to Eagle Point Golf Community HOA and send them to the above San Francisco address.

New Drop Box

If you haven't made it over to the local office yet, EPGCHA has an office two doors down to the right of Crackin & Stackin on Alta Vista Road:



Taryn, the community manager, is available by appointment at this office. She is the sole employee on-site, so while walk-ins are allowed, appointments are highly encouraged since you may encounter an "in a meeting" or "closed" sign.

New to the office, this month, is a stainless-steel drop box, (pictured) to the left of the door. This drop box is intended to make it easier for homeowners to drop off Modification Request forms, Notices of Completion, Complaint forms, suggestions, and other

communications. The drop box is *not* intended for checks. All checks must be processed as detailed in the "January Dues Payment" section.

This drop box was installed by popular demand, so please make your suggestions known. The HOA is happy for all community involvement and will consider all suggestions.

Golf Course Membership Drive

The Eagle Point Golf Course is running a membership drive **now through January 1, 2022**, and has a special offer. During the membership drive, EPGCHA homeowners can join without an initiation fee, which can save up to \$2,000, plus there are extra savings for the annual memberships. See the attached Membership Drive letter for more details on membership pricing, range credits, and more.



Annual Toy Drive

The Delks and Maas families in our community are still helping to collect monetary donations and toy donations for Lightly Loved Toys. They'll be accepting donations all the way up until Christmas Eve! (December 24). Thank you all for your generous donations so far.

During this season of giving, we hope you all consider giving to your favorite local charity, church, or synagogue for those in need.

Phase 11, 15, 17, and 18

It has come to the HOA's attention that misinformation has been circulating about Phase 11, 15, 17, and 18 that has caused homeowners to have concerns about the upcoming development. Concerns mostly revolve around: square footage of the homes, lot widths, and traffic. This information is incorrect, so this section is to set the record straight.

Many of the concerns can be corrected simply by reading the Settlement Agreement between Holt, the City, and the HOA. The Settlement Agreement that was worked out between The Holt Group and EPGCHA was a long, expensive negotiation process. The people who worked out this Settlement Agreement were fellow homeowners and representatives of the HOA, and the HOA is proud of the results of the Settlement Agreement.

Square Footage:

Several homeowners have expressed a concern to me personally about homes in Phases 11, 15, 17, and 18 being built to only 1,200 square feet at minimum. This is incorrect: the Settlement Agreement (available on the EPGCHA website "Homeowner's Only" page by using password [REDACTED]) requires homes in these phases to be a minimum of **1,800** square feet, and if it's a two-story home, it will be required to be a minimum of **1,950** square feet. The Agreement also states that the main level of the two-story homes must have a minimum square footage of not less than 1,200 square feet, exclusive of open porches and garages.

The intent is not to put in high-density homes, the intent is to put in quality homes. In fact, the average density for "single-family" zoning in Eagle Point is 5.23 units per acre. The proposed development for these phases is a density of 3.46 units per acre. This is a testament to the quality of homes being built.

Lot Widths:

Some are concerned about the proposed lot widths in Holt's development plan for Phases 11, 15, 17, and 18. Holt is asking for lot width variants down to 60 feet for interior lots and 70 feet for corner lots. The average street-facing lot width in this HOA is 70 feet to 80 feet, which is not much higher than the currently proposed plan. The current plan also meets or exceeds many of the lot widths found in Glenwood Subdivision. It's not out of the norm for this HOA to have these lot widths, particularly because in this section of the development,



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the lots will be very deep. The City even says that the submitted plan meets the Eagle Point Municipal Code (EPMC), and the Settlement Agreement these lots are bound to exceed the EPMC. In review of the proposed plat, it can be found that the planned lot widths are 68' – 110' wide for interior lots and 80'-126' for corner lots.

Traffic:

Some are simply concerned that the growing number of homes will increase traffic. While this may be true, this portion of the development was planned from the very beginning in 1995 at the founding of this HOA. The new developments should not be a surprise to homeowners in this neighborhood.

Southern Oregon Transportation Engineering provided a traffic analysis for Holt's development plan and found the plan can be approved as-is "without creating adverse impacts to the transportation system." Some who have already read the fact-finding report from the city are worried about the 982 average daily trips statistic cited by the transportation engineer. These numbers mean nothing without context, such as: what are the average daily trips in other neighborhoods? What are the average daily trips in the city as a whole? These numbers are often only seen in ODOT reports and for new developments like this. To put it into a bit of perspective, the city expects just Robert Trent Jones to generate 3,000 – 6,000 average daily trips.

In the traffic analysis, Southern Oregon Transportation concludes that there will be no impacts on site that will require mitigation, and this is including any increase to daily trips. The only recommendation they give is to add one turn lane on the RTJ/Alta Vista intersection. Holt Development is actually widening Alta Vista and adding a left-turn lane in response to the traffic analysis. Additionally, this development will connect 6 street stub locations for dispersed traffic flow to travel to the newly constructed Arrowhead Trail, Stevens Rd, and Robert Trent Jones.

If anyone has other concerns that weren't addressed above, please feel free to reach out with questions. Taryn Nugent at the EPGCHA office and Don Craig, President of the HOA, are both well-versed in the contents of the Settlement Agreement and happy to answer any questions.

Construction Improvements in the Neighborhood

Elite Maintenance has been hard at work and has now finished repairing and painting all three mailbox kiosks in the neighborhood! You can see these kiosks at Princeville, Prairie Landing, and Pine Lake. Pine Lake was the first to be finished, Prairie Landing is complete (and pictured below), and Princeville has been repaired and painted and is simply awaiting moss removal.



The Eagle Point Golf Course has begun work on repairing the sidewalk at the Arrowhead Trail entrance to the golf course. Work is expected to be completed in two weeks. You can see the work in progress currently (pictured below) as the contractors take the work in sections to try and make the sidewalk as useable as possible during the two weeks of construction.

In response to the trouble with pet waste in the neighborhood, particularly around the construction sites on Arrowhead at Phase 16A & B, Holt Development is putting in two new pet waste stations. The pet waste stations will be exactly the same as the ones seen around the rest of the HOA and will be placed in the two common areas in Phase 16A & B. This project should likewise be finished within two weeks.

Winter Conditions Coming Up

Temperatures are running below freezing each night now. For those who enjoy walking the neighborhood, please be careful on your walkways, sidewalks, and roadways. Cement may become slick, and it is now the season to be salting sidewalks.



Eagle Point Golf Community HOA

January Meet & Greet

The HOA is hosting the first Meet & Greet since the beginning of the pandemic. We are very excited to meet all the new homeowners who have joined our neighborhood. The Meet & Greet will be open-house style and held at the Golf Course Pavilion on Saturday, January 22. Please feel free to drop by from 9:00 a.m. to 12:00 p.m. The Pavilion will have propane heaters to keep us warm. This will be an excellent chance to meet some of your Board members, your neighbors, and enjoy hors d'oeuvres.

This event will be by RSVP only to get a headcount for drinks and hors d'oeuvres. Please RSVP at tnugent@fieldstonemanagement.com to be included. RSVPs must be received by January 12, to ensure we have a proper headcount for food and nametags. We will have a check-in sheet and nametags for you.