



## June 2023 Informational Bulletin

Dear Residents of Eagle Point Golf Community Association:

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

- President's Message
- Skycrest Development
- Home Inspections and Safety Tips
- Rules & Regulation Helpful Hints
- Landscape Committee Happenings
- Upcoming Events
- Independence Day
- Modification Committee News
- Advertising Opportunities
- Thank you to our Sponsors

### **President's Message (Don Craig)**

Neighbors – summer has arrived. With that signal all of us should be aware of some worthwhile practices to keep us healthy and safe. If you walk, schedule for early morning, bring water for you and your dogs if you have them. Heat stress is real and can lead to real problems. Check the vegetation around the perimeter of your home and get rid of any dead or dying grasses and weeds. If you garden as a hobby or to maintain your home, try to do that early too.

Many of you that I see on my daily walks have complained about the speed of car traffic on Robert Trent Jones and Arrowhead. The Board is aware of the issue and the Eagle Point Police Department has been contacted and asked to do more regular patrols of our area. A doe was killed recently on Arrowhead by an automobile, the body dragged to the side of the road and left with no report to the police. Please be careful at all times, but especially early morning and twilight when driving RTJ and Arrowhead because deer use the streets to cross to open areas outside the community.

Construction has begun on the first phase (area) of Phase 19 just off Robert Trent Jones and Alta Vista Road. Please be aware of construction vehicles using those two streets. While Holt has confirmed that Alta Vista Road will be the main construction access to the site, there may be some vehicles on Robert Trent Jones.

The utility and road work on Alta Vista and Robert Trent Jones Jr. Blvd. is almost complete and soon the paving and striping will be completed.

The Board is in discussion with the owners of the Golf Course to purchase a piece of property for the construction of a pool, pickleball courts, a meeting room and canteen to

serve the members of the HOA. The cost of acquisition may total more than \$2.5 million dollars and the Board will consider significant changes in the assessments paid by homeowners for this often requested facility.\*\*

\*\* - Just Kidding - I wanted to see if my neighbors really read these news bulletins.

Finally, and as always, if any of you wish to discuss items you think would help the Community, please call me at 305-924-0249, or email me at [dcraig@epgcha.com](mailto:dcraig@epgcha.com).

### **Skycrest Development**

You may have noticed the groundwork that has been happening in the area off of Alta Vista Road around the golf course hole #8 and #9. This is a new development called Talons of Eagle Point.

The new development will consist of 81 townhomes and is expected to take approximately 26 months to build out. The townhomes will be 3 BR, 2 ½ Bath at approximately 1600 - 1800 sq. feet with optional elevators.

This community will be a separate association and is not a part of the EPGCHA. Amenities will include a clubhouse, fitness center, pool and pickleball court. Their goal is to have a model open by the end of summer. For more information you can visit [skycrestdevelopment.com](http://skycrestdevelopment.com).

### **Home Inspections and Safety Tips**

As our homes age it becomes very important to have inspections performed on both our homes and our appliances within our homes to assure everything is working correctly and that pipes are still in good working condition. For a full list of important items please visit "This Old House website" helpful tips at:

<https://www.thisoldhouse.com/inspections/21015288/how-to-give-your-house-a-yearly-diy-inspection>

Here are some tips in brief on what to watch for or have inspected:

1. Plumbing (look for signs of leaks in exposed pipes, corrosion of pipes, low water pressure, etc.)
2. Electrical (check fuse boxes, receptacles, GFCI outlets, etc.) Make sure there are no scorch marks that might be a sign of sparking wires.
3. Have appliances checked by a professional (furnaces, air conditioners, water heaters).
4. Interior (check ceilings for stains which could indicate a roof or plumbing leak)
5. Exterior (check for cracks in asphalt/concrete, check retaining walls, watch for damaged steps, stains in the siding, etc.)
6. Attic (look for holes in the roofing, animal activity, for damp spots where leaks might be occurring, etc.)



### **Rule & Regulations Helpful Hints**

Here's some helpful hints to questions and/or complaints that the HOA office receives on a regular basis:

- 1) Please store your trash containers where not visible to neighboring properties on non-collection days.
- 2) Older satellite dishes on your rooftop that are not in use? It is best for those to be removed.
- 3) Construction Activity is prohibited on Sundays and holidays - this means that no contractors should be performing construction activity of any kind on those days. Construction hours are 7:00 a.m. - 7:00 p.m.
- 4) Pet Etiquette 101: Please keep your pets on a leash when walking on public ways which include the streets and neighboring properties. Pet owners' are responsible for cleanup of feces caused by the pet. A pet is considered a nuisance if it howls, barks or makes noise that creates a disturbance, runs at large about the community, attacks or interferes with other person's and pets in common areas, trespasses onto neighboring property, damages any private property or habitually chases vehicles or persons.

### **Landscape Committee Happenings**

- Pine Lake common area design/irrigation is being updated for improved water/deer management.
- Holt approval of hardscape improvements and missing plants in Arrowhead Trail common areas. Included addition of firebreaks, concrete paths and timbered platform stairs to Lucas Park.
- Assessment of WeatherTrak, a cloud-based smart system using weather, soil, plant type, sprinkler type and slope to schedule irrigation for Phase 17-18, Quail Run and Pine Lake. System would optimize water usage and lower costs.
- Recommendations were forwarded to Holt to improve the plant palette for common areas in Phase 17-18. Hope to insure better deer resistant plantings for cost savings.
- Work continues on the Quail Run landscape plan with AKS Architects.

### **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. 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.

- Modification Committee Meetings

Modification Committee Meetings are held the 1st and 3rd Tuesday of each month at 10:00 a.m. Due to the high amount of requests that are received this time of year; the agenda is sent out the Friday afternoon prior to the meeting so the deadline to submit an MRF or NOC for the next meeting is 2:00 p.m. on the Friday prior to the meeting.

- Annual Meeting of Members

The Annual Meeting of Members is scheduled for Tuesday September 19th at 6:00 p.m. Location to be determined.

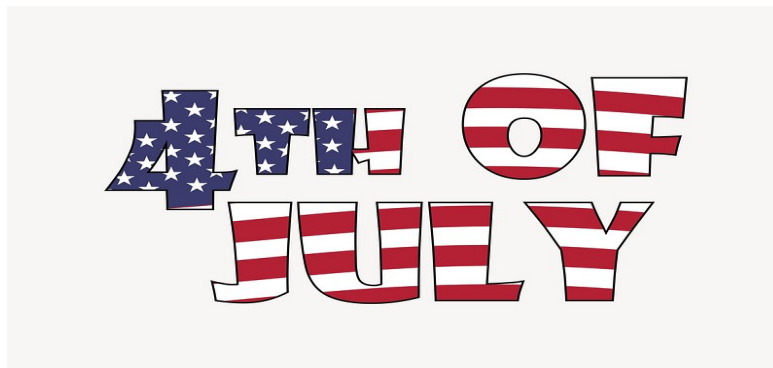
- Fall Garage Sale

The fall garage sale is scheduled for Friday October 6th and Saturday October 7th from 9:00 a.m. - 5:00 p.m.

### **Happy Independence Day**

The City of Eagle Point has some fun events planned for July 4th. For more information please visit <https://eaglepointchamber.org/independence-day-events/>

1. 8:00 a.m. Fun Run & 5K + 1 mile at Bob Moore Park - 140 E. Main Street
2. 9:00 a.m. - 3:00 p.m. Star Spangled Everything Vendor Fair - downtown Eagle Point
3. 11:00 a.m. Independence Day Parade - downtown Eagle Point
4. 11:00 a.m. Stage Flag Procession in the Independence Day Parade
5. 6:00 p.m. Eagle Point Lions International - 5 S. Shasta Avenue



### **Modification Committee News**

The Importance of Protecting Our Trees (by Rich McIntyre-MC Member)

One of the things that makes our community special are the maturing trees that grace our yards and common areas. These trees bind the neighborhoods, their canopies creating leafy habitat for songbirds, shade for sidewalks and homes, and blooms in the spring. There are some beautiful street facing trees on Robert Trent Jones Jr. Blvd, with some now 30 years old with diameters of up to 2'. I am particularly fond of the trees at 481 Robert Trent Jones Jr. Blvd.; magnificent maturing trees with broad crowns, cared for by folds well in their 80's. Their trees and hard work are a lasting gift to us all-and those who will follow.

Sadly, many of our maturing trees are disappearing. On some streets, entire blocks of trees have been removed, to be replaced (as they must be, by the landowners) by tiny saplings or trees that are designed to stay small. The magnificent (if slightly messy) Black Oaks that grace our landscape and host Acorn Woodpeckers and many other species, are disappearing fast, with many scheduled for removal as part of the development of the community. That makes protection of our larger trees even more critical.

It is one thing to remove a maturing tree that is damaging your home or fence-that is completely understandable and the MC approves these removals on a regular basis. To remove trees because they are too much of a hassle to care for-that, in my (strictly) personal opinion, is not. As we age, raking leaves becomes a hassle-I get it, trust me. Fortunately, there are many landscape companies out there that provide this service at a very reasonable rate.

The Modification Committee is urging our neighbors to think hard before taking down a maturing tree. Please note that any tree removal must be applied for in advance of the action, and in some cases, we will request a meeting to look at the tree and discuss options to tree removal. The trees on your property belong to you, no questions, but their value is shared by all of us.



### **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](mailto:cpickett@fieldstonemanagement.com).

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## **Thank you to our Neighborly News Sponsors**

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