



Eagle Point Golf Community HOA

April Informational Bulletin

Dear Residents of Eagle Point Golf Community Association:

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

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Assistant Manager Position Open

Fieldstone Management is hiring a local Assistant Community Manager for Eagle Point Golf Community HOA. The assistant would also help assist managers at the Bend office and assist with a couple of other associations. The position is local, and the person hired would work at the EPGCHA Office on Alta Vista Road.

Anyone in the community who is interested in such a position is welcome to apply. You can find more information and the full job posting on [Indeed here](#). Living in the community will not disqualify you from the position, but would require a confidentiality agreement to be signed.

Modification Process

The modification process for this community (i.e. any changes made to the exterior of your home) is very simple, but simple doesn't always mean easy or fast. You can find all relevant information on EPGCHA.com on the MC & DRC tab, but I want to help explain everything here as well:

The Modification Committee (made up of 3-5 members of homeowners in the community) is responsible for approving or rejecting each "modification request form" (also called MRF for short). A modification request form is always required for any modification to the exterior of the home, which includes back yards, side yard, front yards, driveways, and the exterior face of the home and anything affixed to it. (See section 11 of the CC&Rs). The Modification Committee has actually approved a [revised MRF](#) to clarify this by adding an "other" box.

The modification process is dictated by the Design Guidelines, and the approval and rejection process is dictated by the CC&Rs and other community rules (not by Modification

Committee opinion). For the Modification Committee to consider your MRF, you will need a complete application. Applications that are missing pictures, dimensions, or other specifications needed by the committee will not be counted as complete, and will require further information.

Per the CC&Rs, the Modification Committee has 45 days to approve or reject a modification request that has been properly submitted. However, if it's not complete, it won't be counted as properly submitted, which will delay processing time. The Modification Committee strives to get answers out much sooner than 45 days, but knowing they have that amount of time means it's necessary to start your modification request early. To make sure you are submitting a complete modification request, utilize the [MRF Checklist](#) on the website.

Once a completed application is received, your project will be put on the Modification Committee's agenda. They will review the project with the CC&Rs, Board Rules and Regulations, Resolutions, and any other community rules in mind. Once they've decided to approve or deny, you'll receive a letter of approval or a letter of denial with reasons for denial.

The letter of approval will be an initial letter of approval, which means you will be required to submit a Notice of Completion (NOC for short) and color photos of your completed project. These photos are used to ensure the project was completed the way the MRF described it. If something comes up that requires a change to the initial MRF, you must submit a new MRF to get that change approved. Otherwise, to move forward with a change outside the scope of your original MRF is an unauthorized modification. To avoid having an unauthorized modification just requires a little bit of communication.

Once the NOC is submitted, the Modification Committee will review it in comparison to the original MRF. The NOC will be either be approved and the project will be closed out. Alternatively, the NOC may be rejected, and reasons will be given with how to fix the project to achieve a final approval.

Modification Committee Openings

The Modification Committee has openings to fill for anyone in the community who is interested in having a hand in how the community looks. This position can be very rewarding as you see first-hand the changes and improvements being made to the neighborhood.

This Committee currently meets in person, once every two weeks, from 10 am to 11 am on Tuesday. This committee is responsible for reviewing the HOA's modification request forms, which cover all exterior modifications. The Modification Committee's decisions are impartial and based solely on the CC&Rs, Design Guidelines, Resolutions, and Community-Wide Standards.

Anyone interested in joining the committee can express their interest by email or phone at tnugent@fieldstonemanagement.com or 541-385-7799, extension 709. You can also express your interest at the next Board Meeting! (More info on this later in the bulletin).

Garage Sale

The first HOA Garage Sale of the year is coming up! The Spring Garage Sale will be held on April 22 & 23, from 8:00 a.m. to 5:00 p.m. The only rules to be aware of for the Garage Sales is to **keep your sidewalks clear and don't put up extra signs**. The HOA will be putting up large banners at strategic points in the neighborhood, as well as advertising the Garage Sales online. Keeping the sidewalks clear is necessary for the safety of pedestrians, as we will have a lot of vehicle and foot traffic in the neighborhood during the Garage Sales.

If you can keep your items organized in your garage and on your driveway, this is the best practice to avoid theft and to avoid accidentally killing any grass or plants you may have (whether from the weight of the items, or the trampling of the plants by visiting buyers). Anything may be sold at the two Garage Sales of the year, including vehicles, large appliances, small appliances, and other household goods. Estate sales are allowed to occur at the same time, but signs, once again, may not be put out.

April Meet & Greet

The second Meet & Greet of the year will be on April 22, 2022, from 5:00 p.m. to 7:00 p.m. at the Golf Course Pavilion (the wooden building to the left of the Talon Grill). This event is open to all to help welcome in the newcomers to the neighborhood. Light refreshments will be available. As we are not requiring RSVP to this event, nametags will not be provided.

April Board Meeting

The 2nd Quarterly Meeting of the Board of Directors will be on April 19, 2022, at 6:00 p.m. at the EPGCHA Office at 177 Alta Vista, Suite B in Eagle Point. (Two doors to the right of Crackin' and Stackin').

This meeting is open to all homeowners. You can access [the agenda online here](#).

Hose Reels & Garden Materials

As Spring is beginning (albeit, interrupted by that odd snowstorm), many homeowners are tending to their lawns and plants. We love seeing how landscapes are being maintained, but wanted to make sure there are a few reminders:

If you have your hose hooked up to the spigot out front and leave it hooked up out front, a hose caddy or hose reel is actually required. (See [Board of Directors Rules & Regulations](#), rule 24). Similarly, if they're in view of the street and not in use, they should be rolled up onto/into that hose reel or caddy.

Along the same vein, garden materials like bags of mulch and rock should not be left out for too long. (It's a theft risk as well as a fire risk if it's bags of mulch: the best course of action is to spread it out and water it).

Alta Vista Paths by Golf Course

The paved walking path that runs along Alta Vista by the golf course is a pedestrian path. Golf carts are not allowed to drive on those paths, so please be courteous to the pedestrians.

For those enjoying the paths along Alta Vista, please be sure to pick up after any animals you may be walking. There has been an increase of dog droppings by the path, which is not pleasant for the pedestrians, and is deemed a public nuisance by Jackson County. The pathway along that area is not owned by the Golf Course, so we cannot currently place a pet waste station there. However, there are pet waste stations nearby at the common area on Robert Trent Jones by Silverado and at the Princeville mailbox area, which are not that far away.

How You Can Change Your Home Without a Modification Form

Maintenance work and repairing to its original look are both allowed without a modification form being required. This means you can do all of the following without a modification form:

- Pruning trees or bushes.
- Replacing dead flowers or foliage with a new but same flower or foliage.
- Applying clear coating or refreshing paint on the entire home with an exact match (this applies to re-staining patios and decks the same original color).
- Repairing a section of fence that is falling over/leaning/broken/wood rotted/ or otherwise damaged visibly.
- Replacing your roof with the exact same style and color of shingle.

It's only when there is an element of change that a modification form is needed. If you are doing something more extensive, such as replacing your roof, to avoid having this confused with an unauthorized modification, it is best to notify the HOA that you are going to be doing work, but that no change is actually occurring.