



Eagle Point Golf Community HOA

EPGCHA 2021 Winter/Spring Newsletter

Settlement Agreement Reached with City of Eagle Point and the Holt Group

In late January the Board of Directors finalized a settlement agreement of our lawsuit with the City of Eagle Point and the Holt Group regarding the phases 16A and 16B subdivision plats of the Master Plan for our EPGCHA Community. The agreement was expanded to include all the remaining phases of the community to assure that going forward the types and quality of new homes to be built will be like those already in existence in our community. Sub-Associations of our association will be created over which we will have oversight and enforcement if necessary. EPGCHA negotiated the design guidelines for future phases so that compatibility among phases is assured. EPGCHA will gain control over all common spaces in all phases in order to assure a quality appearance. The Holt Group will pay EPGCHA to maintain such spaces until there are sufficient homes sold to create solid budgets for the Sub Associations. There are other important provisions to the agreement that we urge all homeowners to read and understand. This information is posted on the EPGCHA website.

The usual reminders for the Spring & Summer Seasons

- RVs, boats & trailers can only be parked at a property (in driveway or street) for 24 hours only for loading, unloading, & cleaning. Also, parking is limited to a total of 72 hours per month.
- Nothing can be parked or dumped on vacant lots, even if you own the lot.
- Trash cans need to be stored out of sight from the street, by the end of trash pick-up day.
- Leaves need to be gathered and removed from lawns.
- Hired contractors can only work Monday-Saturday, 7am to 7pm, no Sunday or holiday work.
- Dog walkers...keep your dog on a leash and **PLEASE** clean up after them.
- Don't let your cats roam free. The leash requirement pertains to them also.
- If you rent/lease your home, make sure your tenants understand and comply with the CC&Rs.
- Also, homes cannot be rented/leased for a period of less than 30 days

Beginning the last week of January Eagle Point Public Works will be trimming the street trees in the EP Golf Community street planters. Please contact Public Works for any concerns.



Eagle Point Golf Community HOA

Community Compliance Changes

- In response to concerns from homeowners regarding unsightly vehicles parked on the street. Per the HOA legal counsel, we are unable to regulate passenger cars and trucks of normal size parked on city-owned streets. This is due to the streets being owned by the City of Eagle Point and not the Homeowner's association. Please direct all complaints to the City of Eagle Point's Code Compliance Department.
- In order to be more comprehensive in the inspections of the Community, the Board of Directors has made an agreement with the Golf Course to use their cart paths to inspect the Golf Course facing lots. With this agreement, the HOA management firm, CPM will begin this review starting on 2/11/2021 as a part of their regular inspections. Please be respectful of CPM personnel as they do their site visits.

Street Repairs for Pebble Creek

In regards to homeowner concerns over quickly growing cracks in the street on Pebble Creek, the City of Eagle Point Director of Public Works told us that this is a common occurrence in the golf community and throughout the city of Eagle Point and he assured us this will be addressed this coming summer with their Pavement Management Program.

A Message from the Board of Directors

From your Board of Directors, a **THANK YOU** to all the homeowners who take such pride in keeping their homes and landscape in such beautiful condition. We have a very beautiful community in the Rogue Valley, and it is a very desirable place to live. The Board's responsibility is to keep our community looking its best, keeping our property values high, and making all of us proud to live here. Please support your Board in their important responsibilities and understand that consistently enforcing the CC&Rs is what keeps our community beautiful.

Please keep up to date on our community events, activities, notices and photos by following us on Facebook at www.facebook.com/EPGCHA

We will also post board meeting announcements, Golf Course specials, and much more.



Eagle Point Golf Community HOA

Modification Committee Looking for Full- Time Members

The Modification Committee is searching for homeowners to join the Committee. At this time all meetings are held on Zoom. Committee members will also receive a 50% reimbursement of their HOA dues.

COMMITTEE OVERVIEW:

- The Modification Committee reviews all changes outside the home using the CC&R's as our guide with the goal of maintaining our quality Community Wide Standards.
- We work independently from the Board of Directors and are not responsible for enforcing or fining homeowners for CC&R violations.
- The MC works with homeowners, as a resource to guide them through the modification process.

MEMBERS TIME COMMITMENT NEEDED:

- Modification Training class: One time 2-hour class, includes set up of your electronic devices for our email and Microsoft Office.
- MC meets every Tuesday @10am for 1-2 hours. The total time commitment is about four hours per week.

Landscaping Tips and Tricks from Bill at Bumgardners Landscape

March is an excellent time to apply a slow release fertilizer to your lawn. Be careful of your application rate as when the ground temperature warms up, the grass roots will begin uptake of the nutrients already in the soil from the winter months. Adding too much fertilizer can make for long day mowing in the yard and make you feel as though you are bailing hay!

Aerate your lawn in April or May. This is when your grass is actively growing and a good time to help relieve compaction. Lawn soil compaction is common in the Rogue Valley clay. Aeration of your lawn aids in the reduction of thatch and promotes a thicker more lush lawn. Also, with regular aeration you will save water as moisture will more readily be able to percolate down in to the root zone and limit run off or water waste. Fall aerations are also very effective and we would recommend performing this in September or October.

Mow as needed. Letting your grass grow a little taller in the summer will help retain water and maintain a lush green look.



Eagle Point Golf Community HOA

Community COVID-19 Assistance Program Announcement

"Need assistance paying your utility bill? Need assistance with rent, mortgage, or other expenses? Have you been impacted by COVID-19? The City of Eagle Point has allocated some of its CARES Act funds to local non-profit agencies to assist residents with their Eagle Point utility bills as well as other expenses that may have fallen behind due to the COVID-19 pandemic. Everyone impacted by COVID-19 is eligible. This assistance program is not income based. The following agencies have funds to assist Eagle Point Residents:

- St. Vincent de Paul Society: 541-772-3828 ext 1
- ACCESS: 541-779-6691
- Mercy's Gate Rogue Valley: 541-601-6190

If you have any questions related to this program, please call one of the agencies listed above or contact Eagle Point City Hall.



Eagle Point Golf Community HOA

Lightly Loved Toy Drive 2020



A message regarding this 2020 Holiday Season & your generosity to the LIGHTLY LOVED TOYS campaign.

To The Eagle Point Golf Community

Thanks to You!!!

With your help the Eagle Point Golf Community raised \$1000.00 to help children in our valley have a happier holiday season.

A total of 1,093 children received gift bags that they would not have had without your help.

Our hope is that during the holidays in 2021 we will be able to return to not only monetary donations but toy donations as well.

Thank you for your kindness and generosity with blessings from everyone at LIGHTLY LOVED TOYS & Jimmy and Jeannie Delk.



Eagle Point Golf Community HOA

City of Eagle Point Community Calendar

Please stay up-to-date with news and upcoming events in our Eagle Point Community:

<https://www.cityofeaglepoint.org/calendar.aspx?CID=23,14,22,21>

Stay up-to-date on events and golfing events at The Eagle Point Golf Course Resort:

<https://resortateaglepoint.com/>

Stay up-to-date on events taking place in Jackson County: <https://jacksoncountyor.org/Whats-New/Event-Calendar/Event-Information>

- Community Development Commission Meeting
February 2, 2021, 5:00 PM @ Eagle Point Council Chambers
- Municipal Court
February 3, 2021, 5:30 PM @ Eagle Point Council Chambers
- City Council Meeting
February 9, 2021, 6:00 PM @ Eagle Point Council Chambers
- Presidents' Day - City Hall Closed
February 15, 2021, All Day @ Eagle Point City Hall
- Municipal Court
February 18, 2021, 9:00 AM @ Eagle Point Council Chambers
- City Council Meeting
February 23, 2021, 6:00 PM @ Eagle Point Council Chambers
- Municipal Court
March 3, 2021, 5:30 PM @ Eagle Point Council Chambers
- City Council Meeting
March 9, 2021, 6:00 PM @ Eagle Point Council Chambers
- Daylight Savings Time Begins
March 14, 2021, All Day
- Municipal Court
March 18, 2021, 9:00 AM @ Eagle Point Council Chambers
- City Council Meeting
March 23, 2021, 6:00 PM @ Eagle Point Council Chambers

EPGCHA Community Calendar

March 2nd, 2021 @ 6pm

April 6th, 2021 @ 6pm

May 4th, 2021 @ 6pm

June 1st, 2021 @ 6pm

Meetings are still currently held via Zoom until it is safe to have in-person meetings again.



Eagle Point Golf Community HOA

Current Board of Directors

President - Donald Craig

Secretary - Philip Brooker

Treasurer - Brandon Crosier

Director, Common Areas and Landscape Support – Debby Endicott

Director, Communications and Community Relations - Alyssa Berg

Director at Large - Jeff Proulx

Director at Large - Maria Shimizu

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