



Summer 2012 Newsletter

Welcome to All New Residents of Our Community

The Association welcomes all new residents to the Eagle Point Golf Community. We hope you will find our Community a great place to live and play. The Association's Board tries to greet new residents personally and provide them with a "New Resident" packet of information. The packet contains important information about our Community, our Management Company, Board members and Association meetings, an overview of the CC&Rs and Board Rules, and many other functions of the Association. If you are a new resident and have not received a packet yet, contact Danny Rehm, our Community Relations Coordinator, at 541-826-9194.

Have a Great
July 4th
Everyone!
Be Safe

Developer's Bankruptcy Update

We have not heard any news recently related to the bankruptcy. Our attorney did say the bankruptcy process could take many months to complete. Ron Campbell, Board President, did apply to be on the Creditor's Committee, with the Eagle Point Development LLC bankruptcy (which we are involved in). However, according to the Trustee there were not enough interested parties to form a committee. So time will tell what funds we can recoup.

Any future news will be communicated via the Association's email bulletins. Sign up for this service.

More Work Needed to Correct Drainage Problem on RTJ Sidewalk

You may have noticed that there continues to be a bad drainage problem over our sidewalk along the RT Jones common area lawn. There are some natural springs in the fields next to our lawns, and at one time there was a small pond that was filled in during the development of our Community. With the winter rains, the water from the springs found an underground outlet and caused the problem. Last year a "French Drain" between the lawn area and field was installed to funnel the water down to the large open drain area. Unfortunately this did not fully correct the problem. Additional work will be performed soon to expand the French Drain to make it longer and deeper.

Next Community Yard Sale Dates

Put on your calendar the dates for the upcoming "Fall EPGCHA Community Yard Sale". The dates are:

Friday, September 28	8am – 5pm
Saturday, September 29	8am – 5pm
Sunday, September 30	9am – 2pm

Remember, the Association will advertise the yard sale and put up signs around the Community. Have fun!

Other Dates to Remember

July 4. Legal fireworks allowed in the Community only until 11pm. Please clean up your debris.

September 4. Quarterly Board Meeting, 7pm at Eagle Point School District Board Room.

November 7. Halloween decorations must be down.

November 15. Final date for nominations for 2013 Board member positions.

November 25 to January 8. Period allowed for holiday decorations.

December 4. Annual Board Meeting, 7pm at the City's Ashpole Center.

Laughter: The Best Medicine

by David Granirer MA, North America's
Psychotherapist/Stand-up Comic

We've all heard the saying "Laughter is the best medicine," but now it's scientifically proven! According to Dr. Lee Berk of the Loma Linda School of Public Health in California, laughter strengthens the immune system and lowers levels of stress hormones like cortisol and epinephrine. After a bout of laughter, blood pressure drops to a lower, healthier level than when the laughter began. Dr. William Fry of Stanford University found that "twenty seconds of guffawing gives the heart the same workout as three minutes of hard rowing." Another year-long study of heart attack victims done at the Oakhurst Health Research Institute in California found that of those who spent half an hour a day watching comedy videos, 10 percent had a second heart attack, whereas 30 percent of those who did not watch had a second attack. Since laughing is something people can do sitting down, costs no money, and requires no special exercise equipment or skill, it's the perfect workout for anyone who doesn't have the time or desire to participate in a regular fitness program. So here's a tip for the next time you feel stressed and need a wellness break. It's called the Smile Time-Out. Take a deep breath, smile, exhale, and say "Aaah" while visualizing all your muscles and cells smiling. Then, add to that a memory of a time you felt really good and laughed and laughed. Remember, even when you fake a smile or laugh, you get the same physiological benefits as when it's the real thing, because your mind is smart, but your body is stupid and can't tell the difference!

Sign up for Community Email News

If you haven't visited the Association's website, please do so, as there is a lot of important information for Community residents. You can sign up to have Board bulletins, alerts, and other important information sent directly to your email. The Board tries to send only important Community information, and always keeps your email address confidential. To sign up, go to our website "www.epgcha.com" and fill out the information on the home page. The Association will send you an acknowledgement.

From Robert Miller, Public Works Director, City of Eagle Point:

"You probably have experienced or heard from some of your neighbors about low water pressure. We are currently experiencing low water pressure in some parts of the City's system while homeowners are sprinkling their lawns from 5:00 am to about 9:00 am. For the next few weeks we recommend watering your lawns after 9:00 am or in the evening, and only the amount needed. We appreciate your patience during this time. If you have concerns over your water pressure, please contact the City's Water Department at 541-826-4212 ext 136".

Looking Good----Thank you!

The Board sends their compliments to all homeowners who work so very hard to maintain their home and landscaping, which makes our community look really great. It's a lot of work to keep the grass mowed, shrubs trimmed and flowers growing, and it's costly and time consuming to do all that. Most of us moved to this beautiful community so we can be proud of where we live, and we make a commitment to keep our community looking its best. So the Board knows the time and effort involved in keeping up with our "Community-Wide-Standard", and we appreciate all your efforts. This time of year the lawns are getting green, flowers are blooming, and owners are getting their homes in tip-top shape. Thank You!!

Thought for the day:

"Friends"

***One of the nicest things to have,
One of the best things you can be***

DID YOU KNOW?

If you have ant problems, place a small slice of cucumber near the ant hole or where they have a trail. Ants hate cucumbers. Imagine that! To make a mirror shine, clean it with Sprite. To avoid tears while peeling onions, chew gum.

Making Changes to Your Home or Landscape? Please Read!

All Homeowners should know that there is a formal process to get approval for any changes to the original structure or landscape of your home. This is required by our CC&Rs. We have a Modification Committee that reviews proposed changes and makes decisions on their approval. We have had a number of homeowners recently, who have made such changes without approval, and unfortunately have been fined by the Association. The fine for starting a change project without approval is \$150, and if the work done is not in accordance with community standards, the homeowner can be required to remove the changes. The last thing the Board wants to do is fine a homeowner, but our CC&Rs must be enforced, and homeowners must understand their obligations. On the last page of this newsletter is a summary of the Modification Committee's role and what comes under the guidelines of any modification. This information is available in more detail on the Association's website. Please review this information, and contact either CPM or our Modification Committee to get approval for changes you wish to make, or to find out if an approval is required. You can contact Staci Pezqueda, at CPM, 541-842-2413.

Some Ideas For the Future

The Board will be working with CPM in the coming months to see if some convenient services can be added for our homeowners. CPM is currently working on the implementation of additional dues payment options, including ACH and credit card payments for dues. They hope to have these services available by the 3rd quarter of this year. Until that time, please feel free to contact your financial institution and set up Bill Pay, if available. Another item that we would like to implement, is a process to vote by email for the Annual Meeting and Board election process....all that "proxy" stuff. This would allow homeowners to go to a designated website and be able to vote on Association Annual Meeting requirements. It has been difficult to get a quorum of homeowners to allow Annual Meetings and the election of Board members. This new process may help to eliminate that problem. More news on this idea later. If you have any ideas on how the Board or CPM can better serve you, let us hear from you!

Support Our Golf Course

Rumors are abounding about the possible sale of the Eagle Point Golf Club golf course. This is a result of our developer's bankruptcy. It's a very unfortunate situation, and we all hope this works out for everyone in the near future. In the meantime, it would behoove all of us to try and support the golf course and Arthur's Restaurant as much as possible. Homeowners may not be aware that the golf course does give membership discounts for our community residents. Talk to the folks at the pro shop for details. None of us wants to see the golf course in trouble, so at least go hit a few buckets of balls at the driving range.

Changes to Board Regulations & Schedule of Fines

Enclosed with your statement you will find a page that outlines some changes the Board made recently to the "Board Regulations" and to the "Schedule of Fines" under our Enforcement Resolution. The Board has the authority to establish regulations that support or clarify the CC&Rs, or address issues that may support the Community-Wide-Standard. These regulations, once passed by the Board, can be fully enforced by the Association. There is a 30 day notice period for these changes to go into effect. The Board considers these changes carefully to make sure they are being enacted to support the original intent of this community, and to address items that need enforcing under the intent of the original CC&Rs. The Schedule of Fines was established to make sure the Board had some "teeth" to enforce the CC&Rs. The changes being made to the Schedule is to just make sure we have an appropriate fine to cover all the CC&R violations. The Board wants to emphasize to homeowners, that the last thing we want is to fine a homeowner. But we must have the legal tools to do so if necessary. We seldom have to levy a fine, since most owners will fix a violation before it gets to the point of a fine. So review these changes, keep them on file, but understand these changes only affect those who choose not to comply with the CC&Rs.

MODIFICATION COMMITTEE

The Modification Committee reviews and approves homeowner requests for proposed additions or changes to the originally approved construction or landscaping on existing properties. Their goal will not be to dictate any particular style, but to ensure cohesiveness in design and construction materials, to maintain the Community-Wide-Standard, and to preserve the unique and beautiful golf community we all enjoy. Any proposed additions or changes to the originally approved construction or landscaping on existing properties must be submitted to the Modification Committee for approval **before commencing work**. This includes, but is not limited to, such items as:

- grading or drainage changes
 - landscaping
 - fences (*guidelines apply*)
 - driveway/sidewalk additions
 - parking strips (*guidelines apply*)
 - decks
 - patios
 - outbuildings (i.e. sheds, garages, RV Storage) (*guidelines apply*)
 - gazebos (*guidelines apply*)
 - pergolas (*guidelines apply*)
 - water features & pools
 - swimming pools
 - decorative lighting (*other than holiday lighting*)
 - satellite dishes
 - solar panels
- Any exterior additions or changes to the home, as well as, any subsequent alterations to these improvements, including changes in color scheme. If work to be done is of a like nature (painting the house the exact same color, re-roofing with exact same shingles, etc.) then no submission for approval is needed. When in doubt though, please check.
 - Golf course lots will be reviewed in conjunction with the Architectural Review Committee as mandated in the CC&R's. This Developer's Committee is also responsible for reviewing and approving Association Member requests for all proposed new homes to be constructed.

How to make a submission: Association members are required to submit the "*Modification Request Form*" **before proceeding with any project** that is subject to the Modification Committee's review and approval. Because the Modification Committee is responsible to the Board of Directors, any decisions made by it may be appealed to the Board for final review. Approval of a project by the Modification Committee does not relieve the owner or builder from complying with local zoning and building codes or other requirements of governing agencies. Request Forms can be found on the Association website, or by calling CPM at 541-842-2413. Submit the Request Form to:

EPGCHA Modification Committee
c/o CPM Real Estate Services Inc.
718 Black Oak Drive, Suite A
Medford, Oregon 97504

EAGLE POINT GOLF COMMUNITY HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS' REGULATIONS*

Board Regulations Being Adopted or Amended:

LANDSCAPING GUIDELINES

9. No artificial turf of any kind, style, composition, or material may be used for front, side, or backyard landscaping. Artificial turf means any synthetic carpet-like material, including but not limited to, materials manufactured from synthetic fibers, recycled materials, rubber, or any other material designed to resemble and replace natural grass. (This Regulation Adopted by Resolution on March 6, 2012)

ARCHITECTURAL DESIGN GUIDELINES

10. Construction and maintenance of vinyl fences must be in accordance with the "Architectural Design Guidelines-Vinyl Fences" outlined in the Resolution of the Board of Directors approved on March 6, 2012. These guidelines are available on the Association website. (This Regulation Adopted by Resolution on March 6, 2012)

11. Construction of sheds or out-building must be in accordance with the "Architectural Design Guidelines-Sheds and Out-Buildings" outlined in the Resolution of the Board of Directors approved on March 6, 2012. These guidelines are available on the Association website. (This Regulation Adopted by Resolution on March 6, 2012)

NUISANCES & UNSIGHTLY CONDITIONS

16. No commercial operator shall conduct activity in the community on Sundays or holidays. This shall include builders, contractors, sub-contractors, landscapers, etc. (This Regulation Adopted and Added on August 1, 2012)

27. Homeowners should limit the use of tarps or plastic to cover items or landscape that is in public view on their property. Blue or other bright colored tarps are not allowed. If a tarp cover must be used, it should be a neutral color such as green, brown, or clear. (This Regulation Adopted and Added on August 1, 2012)

28. When not in use, garden hoses should be either stored out of sight, or if stored in view of neighboring homes, they must be kept rolled up on a suitable reel or hose caddy. (This Regulation Adopted and Added on August 1, 2012)

PARKING & STORAGE

31. Vehicles must be parked in the driveway or in the garage, and should not be regularly parked on the street except for short periods of time, and if necessary should not exceed 72 hours. Inoperable vehicles must be inside the garage; they cannot be parked in the street or on properties. Vehicles may not be parked on any vacant Lots. (This Regulation Amended on August 1, 2012).

*The complete Board of Directors' Regulations document can be viewed on the Association's website: www.epgcha.com. These are the only changes; all other Board Regulations remain the same. The complete document is available from CPM by calling 541-842-2413.

**EAGLE POINT GOLF COMMUNITY HOMEOWNERS ASSOCIATION
EXHIBIT "A"
SCHEDULE OF FINES***

Specific fines being added to Exhibit "A" effective August 1, 2012:

Landscaping and Property Maintenance

Installation of sidewalks per the CC&Rs.....\$150.00 per week
Use of unauthorized landscape material.....\$150.00 per week

Parking, Vehicle & Equipment Storage

Extended street parking.....\$50.00 per day
Extended parking of temporary storage bins (i.e. PODS).....\$50.00 per day
Improper storage of equipment, supplies, lawn mowers, wheel barrows, rakes,
shovels, portable basketball hoop, and similar material..... \$150.00 per occurrence

Miscellaneous Violations

Any pet related issues.....\$150.00 per occurrence
Failure to obtain approval to operate a home business..... \$150.00 per occurrence
Hired contractors working on Sundays or holidays.....\$150.00 per occurrence

Change to "Exceptions to Compliance Timeframes" under Schedule of Fines*:

"Per Occurrence" or "Per Day" violations can be subject to immediate fines without second warning.

Clause Being Added to the CC&R Violation Process*:

"Per Occurrence" and "Per Day" Violations:

There are some violations that can be subject to fines for the first offense, and are not subject to further warnings as outlined above. These are violations that must be corrected in a very short time period or have already occurred, and include (but not limited to) parking of an RV, boat, trailer, etc.; dumping or parking on a lot; pet issues; unapproved garage sales; items shown for sale outside approved community yard sales; not obtaining modification approval.

*The complete "Schedule of Fines" and "CC&R Violation Process" documents can be seen on the Association's website: www.epgcha.com. These are the only changes; all other fines and violation processes remain the same. Complete documents are available from CPM by calling 541-842-2413.