



EPGCHA

Eagle Point Golf Community Homeowners Association

"A Beautiful Place to Live and Play"



EPGCHA WINTER NEWSLETTER



CONTACT INFORMATION

CPM Property Mgrs. For HOA

John Dix

541-842-2404

john@cpmrealestateservices.com

Website

EPGCHA.com

There is a "homeowners only" link on the website...CHECK IT OUT!

Password: epho2015

HOA PRESIDENT'S MESSAGE

As we wind down 2015, I feel comfortable in saying we have had a prosperous year, and together, the board has accomplished a number of projects that have been on the back burner for a while. I'm looking forward to working with the newly elected board to: (1) get a professional sign at the entrance to RTJ, (2) reworking some of the landscape issues on RTJ, and (3) improving communications with homeowners-- whether its about HOA business that affects the community as a whole or when it has to do with a single homeowner and CC&R violations.

On behalf of the board, I wish you a wonderful Holiday Season.

~ Mary,
President

ITEMS OF INTEREST FOR HOMEOWNERS

- **Next board meeting** is January 5th at 7pm at the School District office on Royal Street.
- The 2016 **approved operating budget** is included in this newsletter. Questions? We'd loved to hear from you!
- In response to homeowner concerns, **No Trespassing Signs** will be installed on both ends of the alley that parallels Arrowhead Trail. This area is for HOA members only.
- **BE SAFE!** Neighbors on Pumpkin Ridge report theft of items inside yard fencing, in addition to gas siphoned from cars. Be alert! Law enforcement notified.

RENTING OR LEASING YOUR HOME OUT?

If you own property in the community and are renting or leasing it to a tenant, please go to the community website (EPGCHA.com, password listed above) and complete the appropriate form, including all information necessary for our property managers at CPM. Please contact John Dix at 541-842-2404 if you have questions. Mail to:

CPM

attn: John Dix

718 Black Oak Drive Ste. A, Medford OR 97504

OLD FASHIOED CHRISTMAS AT THE WOOD HOUSE

SATURDAY, DECEMBER 19TH
2pm – 8 pm

Celebrate the 145th anniversary of
the Wood House.
Tours and refreshments provided



MISCELLANEOUS BUSINESS OF THE BOARD

- Vacant property on Bellerive has sidewalk damage that needs repair. HOA board has contacted the City of Eagle Point about repair at no expense to HOA. Answer pending. If responsibility of HOA bid was \$900 to repair. Will place lien on property to recover funds if necessary.
- Several Community members given extension (June 2016) to restrain/repaint fences due to winter weather conditions.

DESIGN REVIEW COMMITTEE REPORT

- 4 homes completed & listed for sale
- 6 homes under construction
- Builders notified about NO BUILDING rule on Sundays



**The community
welcomed 6 new
families this fall!**

City of Eagle Point

Neighborhood Watch



**Winter
2015**



**Greetings
Neighborhood Watch.**

Winter Holiday Safety Tips



This holiday season, don't let the spirit of giving lull you into giving burglars and muggers the benefit of your good fortune. Bad guys love the holidays as much as everyone else, especially because it's an opportune time for crime.

Homes filled with glittering gifts, the stores, malls and downtown streets teeming with unsuspecting shoppers.

People rushing around, stressed out and careless, looking for

last-minute gifts, trying to get everything done. It's enough to make bad guys giddy with holiday joy.

If You Are Traveling

Get an automatic timer for your lights. Ask a neighbor to watch your home, and park in the driveway from time to time. Don't forget to have mail and newspaper delivery stopped. If it piles up, it's a sure sign you're gone.

If You Are Shopping



Stay alert and be aware of what's going on around you. Park in a well-lighted space, and be sure to lock the car, close the windows, and hide shopping bags and gifts in the trunk.

Avoid carrying large amounts of cash; pay with a check or credit

card whenever possible.

Don't overburden yourself with packages. Be extra careful with purses and wallets. Carry a purse close to your body, not dangling by the straps. Put a wallet in an inside coat or front pants pocket. If your shopping with Kids, teach them to locate a store employee if you get separated. Encourage them not to talk to strangers.

After You've Opened the Gifts



Burglars know that many households have new, and oftentimes expensive, items in their homes following the December holidays—especially items such as new computers and peripherals, stereo components, televisions, cameras and other electronic equipment. In too many cases, residents make it easy for burglars to

City of Eagle Point

Neighborhood Watch



figure out which homes to target by putting boxes that identify their new gifts in view with their other garbage. Avoid becoming an easy target for post-holiday burglars by not leaving boxes for new electronics and other items in the alley or other garbage pick-up locations for several days at a time. Instead, break down any boxes you are throwing out, put them in garbage bags and place them inside a trash can. (In many cases, especially with computer equipment, you might consider keeping the boxes for safe storage, shipping or moving in the future.) Think about keeping broken-down boxes inside—in a garage, for example—until the evening before your regular garbage pick-up. Some burglars actually look inside garbage cans for evidence of holiday gifts. And, of course, if you see someone suspicious casing your alley or If you see a burglary in progress call your dispatch center via 911 or 541-776-7206

CELEBRATE RESPONSIBLY



The holiday season is a time of celebration and revelry. Drinking and driving is a danger to everyone on the road. Anyone with a BAC of .08 or higher is in violation of Oregon DUII law and may go to jail. Remember that the risk isn't worth it—if you choose to drink alcohol at a party, don't drive. Take a cab or use public transportation. Have fun, but remember to celebrate responsibly.

***Enjoy Your
Holiday Season!***

REPORT SUSPICIOUS ACTIVITY!!!!

Dispatch number
541-776-7206

My current work schedule is Monday-Friday 6a-2p I can be reached at (541) 826-9171 ext. 123

dlaford@cityofeaglepoint.org

***Sergeant Dustin LaFord
Eagle Point Police
Department***



2016 Eagle Point Golf Community Calendar

MONTH	DAY		TIME	EVENT	LOCATION
January	5	Tue	7:00 p.m.	Board Meeting	EP School District 9 Board Room 11 North Royal Avenue
	Holiday decorations must be taken down by January 8th				
February	2	Tue	7:00 p.m.	Board Meeting	EP School District 9 Board Room 11 North Royal Avenue
March	1	Tue	7:00 p.m.	Board Meeting	EP School District 9 Board Room 11 North Royal Avenue
April	5	Tue	7:00 p.m.	Board Meeting	EP School District 9 Board Room 11 North Royal Avenue
	29	Fri	8:00 a.m. to 5:00 p.m.	Spring Yard Sale	
	30	Sat	8:00 a.m. to 5:00 p.m.	Spring Yard Sale	
May	1	Sun	9:00 a.m. to 2:00 p.m.	Spring Yard Sale	
	3	Tue	7:00 p.m.	Board Meeting	EP School District 9 Board Room 11 North Royal Avenue
June	7	Tue	7:00 p.m.	Board Meeting	EP School District 9 Board Room 11 North Royal Avenue
	Vacant lot mowing to a height of less than 10", and fence maintenance must be completed by June 15th				
	July 4th decorations may be put up 30 days prior to July 4th, and must be taken down by July 11th				
July	5	Tue	7:00 p.m.	Board Meeting	EP School District 9 Board Room 11 North Royal Avenue
August	2	Tue	7:00 p.m.	Board Meeting	EP School District 9 Board Room 11 North Royal Avenue
	Board member nominations due to CPM by August 15th				
September	23	Fri	8:00 a.m. to 5:00 p.m.	Fall Yard Sale	
	24	Sat	8:00 a.m. to 5:00 p.m.	Fall Yard Sale	
	25	Sun	9:00 a.m. to 2:00 p.m.	Fall Yard Sale	
	27	Tue	7:00 p.m.	Annual Homeowners Meeting	Ashpole Center Eagle Point City Hall
	Vacant lot mowing to a height of less than 10" if necessary				
October	4	Tue	7:00 p.m.	Board Meeting	EP School District 9 Board Room 11 North Royal Avenue
	Halloween decorations may be put up 30 days prior to Halloween, and must be taken down by November 7th				
	Final vacant lot mowing to a height of less than 10" if necessary by October 31st				
November	1	Tue	7:00 p.m.	Board Meeting	EP School District 9 Board Room 11 North Royal Avenue
December	6	Tue	7:00 p.m.	Board Meeting	EP School District 9 Board Room 11 North Royal Avenue
	Holiday decorations may be put up 30 days prior to the holidays, and must be taken down by January 8, 2017				

2016 budget

INCOME	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2016 TOTAL
Assessment Income*	37560			37560			37560			37560			150240
Late Fees / Interest													
Legal Reimbursement													
Prepaid Income													
TOTAL INCOME	\$ 37,560			\$ 37,560			\$ 37,560			\$ 37,560			\$ 150,240

EXPENSES													
Administrative													
Financial Review													0
Website Maintenance	75	75	75	75	75	75	75	75	75	75	75	75	900
Insurance						1400							1400
Licenses & Permits			50			50			50			50	200
Legal - General	1650	1650	1650	1650	1650	1650	1650	1650	1850	1650	1650	1650	20000
Annual Yard Sale Expense				75					75				150
Tax Return Prep.					350								350
Printing/Postage/Spec.	300	300	300	300	500	300	300	300	500	300	300	300	4000
Professional Management	3900	3900	3900	3900	3900	3900	3900	3900	3900	3900	3900	3900	46800
Reserve Study Expense								450					450
Tax Expense				650									650
Total Administrative	\$ 5,925	\$ 5,925	\$ 5,975	\$ 6,650	\$ 6,475	\$ 7,375	\$ 5,925	\$ 6,375	\$ 6,450	\$ 5,925	\$ 5,925	\$ 5,975	\$ 74,900
Maintenance													
Street Lighting / Electric	85	85	85	85	85	85	85	85	85	85	85	85	1020
Irrigation Repair/Maint.	200	200	200	200	200	200	200	200	200	200	200	200	2400
Landscape Contract	2375	2375	2375	2375	2375	2375	2375	2375	2375	2375	2375	2375	28500
Landscape Extras/Supplies	750	750	750	750	750	750	750	750	750	750	750	750	9000
Total Maintenance	\$ 3,410	\$ 3,410	\$ 3,410	\$ 3,410	\$ 3,410	\$ 3,410	\$ 3,410	\$ 3,410	\$ 3,410	\$ 3,410	\$ 3,410	\$ 3,410	\$ 40,920
Water													
Water - Arrowhead Trail	30	30	30	45	45	160	160	160	160	160	30	30	1040
Water - RTJ Blvd	36	36	36	45	45	100	100	100	100	36	36	36	706
Water - Silverado Way	30	30	30	50	50	160	160	160	160	90	30	30	980
Water - Princeville	30	30	30	46	46	100	100	100	100	30	30	30	672
Water - Prairie Landing	15	15	15	23	23	45	45	45	45	15	15	15	316
	\$ 141	\$ 141	\$ 141	\$ 209	\$ 209	\$ 565	\$ 565	\$ 565	\$ 565	\$ 331	\$ 141	\$ 141	\$ 3,714
TOTAL EXPENSES	\$ 9,476	\$ 9,476	\$ 9,526	\$ 10,269	\$ 10,094	\$ 11,350	\$ 9,900	\$ 10,350	\$ 10,425	\$ 9,666	\$ 9,476	\$ 9,526	\$ 119,534

Net Income before Allocation to Reserves & Capital Budget Expense:

\$ 30,706

Allocation to Reserves:		\$ 2,446			\$ 2,446			\$ 2,446			\$ 2,446		\$ 9,784
Capital Budget Expense:					\$ 7,500								\$ 7,500

Net Contingency Funds:

\$ 13,422

*626 Billed Accounts

Budget Item	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
Bark Replacement			1000	1100	1100	1100	1100						5400
Landscape Renovation			1000	1000	1000	1000			1500	1500	1000		8000
Monthly/Total Expense	\$ -	\$ -	\$ 2,000	\$ 2,100	\$ 2,100	\$ 2,100	\$ 1,100	\$ -	\$ 1,500	\$ 1,500	\$ 1,000	\$ -	\$ 13,400