



2017 SUMMER NEWSLETTER

Board of Directors Nominations due to CPM by August 15 (two positions available)

CONTACT INFORMATION

CPM Real Estate Services
Tiffany Petree
541-842-2407
tpetree@cpmrealestateservices.com
EPGCHA Website:
www.epgcha.com
Contact information for Board members is on the website under "Board Information"

From your Board of Directors, THANK YOU to all homeowners who take great pride in keeping their homes and landscape in excellent condition. We have a very beautiful and desirable place to live in the Rogue Valley. The Board's responsibility is to keep our community looking its best, keep our property values high, and make 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.



Aug 1 - Monthly Board meeting @ **6pm**
School District 9 Board Room, 11 N. Royal Ave
Sept 5 - Monthly Board meeting @ **6pm**
School District 9 Board Room, 11 N. Royal Ave
Sept 26 - **Annual Homeowners Meeting**
@ **7pm** Ashpole Center Eagle Point City Hall
(Two Board members will be elected at annual meeting)

Fall Yard Sale

Fri, Sept 29 - 8 a.m. to 5 p.m. Sat Sept 30 - 8 a.m. to 5 p.m. Sun Sept 31 - 9 a.m. to 2 p.m.

Happening in our Community

Summer is here and so is the growing season which means now is the time to fertilize and overseed to eliminate those bare spots that may have built up over the winter. Don't forget to plan ahead for the bugs and grubs that damaged many yards last year (see article in "Bug Off" section below). We see lots of folks out planting flowers and replacing dead plants and they really look great. It certainly is a beautiful time of the year. Thanks for the exceptional job you're doing.

Recently, there was a break-in of a home on St Andrews Way. If you notice anything suspicious please contact law enforcement. If you have or hear of a break-in please pass the word to CPM who will get the word out to the community.

Welcome new residents



Welcome to all new residents in our community! Whenever the Board learns that a new resident has moved into the community, they make a personal visit (when possible) to the new resident to provide them a Homeowners guide of information about the Eagle Point Golf Community, and other information about the area. (A new guide is in the process of being updated.) If you are new to the community and have not received a guide contact Danny Rehm at carrehm@hotmail.com or at 541-826-9194.

Association Board Information and Actions

Personal Estate and Other Sales

This is just a reminder that the CC&Rs prohibit all sales except those authorized by the Association which occur in the spring and the fall. Article 12.6 (b)(x) – Restricted Activities includes in part: “any business, trade, garage sale, moving sale, rummage sale or similar activity (such as estate sales) other than those coordinated by the Association”. Homeowners are subject to a fine of \$500 for each day an unauthorized sale is held. There were two unauthorized sales in recent months - one of which created major traffic and parking problems, and both resulted in complaints to the board by other homeowners.

If you have questions please contact CPM Management Company or a board member. Contact numbers are located on the Eagle Point Golf Community Homeowners Association web site. Thank you for your continued cooperation in helping maintain our community at the high standard which presumably influenced your decision to purchase a home here.

Above Ground Pools

The Modification Committee had a recent request for an above ground pool so we want all homeowners to know that above ground pools are not allowed in the Eagle Point Golf Community..

Just Say ‘Bug Off’

The best way to keep pesky pests out of your lawn and landscape all season is to begin now. Insects aren't picky. They're ready to feed just about anywhere — above the soil, at the thatch level, or below ground. The key to controlling these culprits is stopping them early. Here are a few signs of spring's worst:



CHINCH BUGS

These bugs suck the plant juices from the leaves and stems of grass plants, especially in hot, dry weather. **Look for:** large, circular areas of yellowing grass.

GREENBUG APHIDS

These tiny bugs suck sap from your grass while injecting a poison. Mild winters and cool springs often bring them on. **Look for:** rust colored brown patches that begin in shady areas and spread to sunny parts of the lawn.

SOD WEBWORMS

These caterpillars of moths chew your grass just above the thatch line. **Look for:** dead patches of 1 to 2 inches in late spring, among areas of normal grass.

GRUBS

These C-shaped, white or grey larvae of beetles feast on the roots of your grasses, leaving nothing but dead turf behind. **Look for:** brown patches in late spring or dead patches that roll back like a carpet. Moles, skunks or raccoons in your yard can indicate a grub problem.

Good pest management is an all-season process. If, at any time through the year, you suspect these or other pests, or if you had a problem last year, prevention could be the key. Talk to an expert and find out what type of bug killer you need.

Please Remember Our Modification Process



Just a reminder about the need to get approval for certain modifications you want to make to your home or landscaping. The CC&Rs require that any changes you make to your home's structure, installing a new structure (addition, gazebo, storage shed, etc.), or landscape changes, need to be approved by the Modification Committee before you start the project. It's a simple, quick process which tries to insure our homes are maintained to the community-wide standard, and helps keep the community attractive. Information about this process is on the website under "Modification/Design Review". If you are making no changes, like painting your house or fence the same color, or replacing similar plants/trees,

then no approval is needed. But, when in doubt please contact CPM; Tiffany Petree at 541-842-2407 or tpetree@cpmrealestateservices.com

Women's Book Club

Recruiting new friends for women's book club. We meet once a month in the evening. If you enjoy good books and good company please contact Ruth Jenks, 541-941-8537 or email ruthjenks@charter.net.

Annual Financial Report

Your Eagle Point Golf Community Homeowner Association
Statement of Revenues, Expenses, and Change in Fund Balances
Year Ending 12/31/2016 is located on the EPGCHA Website for your review.

Landlord Responsibilities

If you have not already done so, please provide CPM with a copy of the rental agreement and insure that your tenant has copies of the CC&Rs and complies with the regulations. Rental homes appear to be a particular problem in CC&R compliance, usually due to renters not knowing the rules. If you have a new renter, just let us know, and we will gladly provide them with a newcomer packet which identifies the most critical information.

Reminders for the Summer Season

- RVs, boats & trailers can only be parked at a property (in driveway or street) for 24 hours 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.
- Fences need to be stained or painted on all sides, even if your fence is next to a vacant lot. If your fence needs staining do so as soon as possible.
- Garden hoses need to be stored out of sight, or in a caddy, when not in use.
- 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.
- For information about any CC&R regulation, please contact John Dix at CPM.

Robert Trent Jones Blvd and Alta Vista Landscaping

We hope you have noticed the new landscaping done on the Northeast corner and there is more to come. A great thank you to Chana Hyer of Eagle Point Golf for providing the design and Bumgardener Landscape for the installation. Additionally the Northwest corner will be completed soon to enhance the entrance to our community.

We also have been working with Pro Electric for lighting on our entrance sign and hope to have that completed soon.

In the fall we are planning on landscaping the mailbox area at R.T.J. Blvd and Bellerive with more colorful plantings to enhance that area.

Alta Vista Walking Path

In February the walking path that runs from R.T.J. Blvd. to Poppy Village was turned over to the City of Eagle Point. Last summer the City placed a sealant on the path to extend its life and discussions were started to add this path to other paths the city maintains. As you may have noticed they have done weed abatement on each side of the path and will spray at a future time to assist on keeping the weeds away from the path. This takes a financial burden and maintenance issue away from the HOA. A great thank you to Rob Miller with the city for his help. If you have any ideas on this walkway please contact Rob Miller at 541-826-4212.

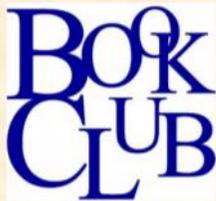
Join the Men's Reading Group

Eagle Point Golf Community reading club - What? Just for men?

The Eagle Point Women's Club has a Book Club, just for women. Some men were discussing and thought this is a good idea, why not form a book club for men? Read one book per month as selected by a different member each month. Meet at a different location each month and discuss the book that was read for that meeting.

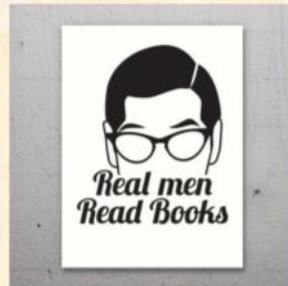
Initial Ideas:

We pick a genre or from a group of authors, or biographies, or...? We can decide at our initial gathering.



What does it take to form a new book club? Glad you asked that question. We only need a few book lovers to agree to join our group. We are thinking that it should be an all men's group.

Contact Ken Earls to get on the list.
ken_earls@msn.com or 541-879-3038



How? When? Where?

The process is easy. Each month a different member agrees to host the following month's meeting. That host also selects the book for everyone to read. You can host the meeting anywhere you like, as long as the expected number of members can be accommodated and the location will allow for normal discussion. Hosting sessions typically run 2 to 2 1/2 hours, including a little lunch or refreshment..

As we collect names, we can decide on when the first meeting will be held. At that time, we can decide on how to proceed.

First meeting can be held at Talon. Subsequent meetings would probably be better at some other location. Typically we would meet, for example, on the second Tuesday of each month. We can decide when to meet at our first get-together.

Your HOA Membership and Its Purchasing Power

Your Board has been searching for opportunities to leverage our collective buying power. This spring, the Board secured special pricing for EPGCHA homeowners with Sherwin Williams. This pricing includes both interior and exterior paint products. Both you and your contractor can take advantage of the special pricing. (It's better than contractor pricing). To take advantage of this EPGCHA member opportunity, mention the HOA and refer to this discount code to maximize your savings: Eagle Point Golf Course Community HOA 2719-6984-2

Summer Watering: Make Every Drop Count

Rising summer temperatures lead to an increase in your lawn and landscape plants' moisture needs. If rainfall is scarce this summer, your turf, trees and shrubs will really be counting on you to step in with some supplemental watering. It's a common misconception that light, frequent watering is beneficial. Actually, this does more harm than good by encouraging shallow root systems that dry out too quickly. What you want to do is cultivate deeper, more extensive roots. The way to do that is to water less often, but more deeply.

HOW MUCH IS ENOUGH?

Your lawn needs from 1" to 1.5" of water per week from rainfall or sprinkling. If there's no rain in the forecast, a long, deep soaking once per week will do (letting moisture penetrate 6" to 8" into the soil).

Your trees and shrubs will also benefit from a deep weekly soaking in hot, dry weather. To keep them sufficiently hydrated, you should water them three times as long as you water your turf.

Watering early in the morning helps to avoid evaporation from wind and the sun's heat. You can further improve watering efficiency by keeping sprinklers from hitting sidewalks and driveways.

TAKING AWAY THE GUESSWORK

To ensure that your lawn, trees and shrubs always get the right amounts of water at the right times, you may want to consider an automatic irrigation system. These systems take the work and worry out of watering with beneficial features such as:

- Timers that limit watering to the cooler parts of the day.
- Independent station programming to provide certain parts of your landscape with more water than others (depending on plants' individual moisture needs).
- Rain shut-off devices to prevent wasteful watering when it's raining.
- Soil moisture sensors to override irrigation when enough water is present in the soil.

Whether you choose the hands-on approach or let an automatic system do the watering for you, you'll be making a big difference in the health and beauty of your lawn, trees and shrubs!

Please Note: If watering restrictions are in place, we encourage you to follow your county's guidelines for water conservation, watering your lawn, trees and shrubs whenever you can.

Remember to check out your HOA website:

www.epgcha.com

It contains important information about your community. It includes all the CC&Rs, local services, community calendar, HOA forms, the budget and financial reports, HOA contracts, Board member info, Board meeting agendas, all past meeting minutes, all past newsletters, community alerts, and much more. Password to the "Homeowners Only" link is: epho2015

