



EPGCHA 2018 Spring Newsletter

New Website

Coming in April, www.epgcha.com will undergo an upgrade. The upgrade will add search features, an online calendar, searchable CC&R's, allow the EPGCHA Board to add content faster and lower our yearly cost to maintain the website. Keep an eye out and let us know what you think.

Home Maintenance

Each year, fences needing cleaning, staining, painting or maintenance must be completed by June 15th. If you are staining or painting your wood fence for the first time or changing the color of your fence, you will need to submit a Modification Request Form prior to staining or painting. The Modification Request Form can be found at www.epgcha.com. Sherwin Williams offers our HOA special pricing better than contractor pricing on all paint and stain. If the color of your fence is not changing, you will not need a Modification Request Form. A good rule of thumb is when in doubt submit the Modification Request Form. Here are some tips for staining:

- Latex or enamel paints are not always best. Consult a reputable stain/paint retailer for recommendations.
- Power wash or scrub all dirt and loose particles from the fence. Stain or paint will not properly penetrate or adhere to a dirty fence.
- Use a semi-solid color stain. If using a solid color stain or paint if the fence has dark stains, bleeding or water marks that need to be hidden.
- Use caution when staining/painting around knot holes, sides and top rails as the other side of the fence (your neighbor's) may be a different color.

After hearing homeowners concerns over cracked and raised sidewalks that may be unsafe, the EPGCHA would like to send out a note to homeowners affected by unsafe sidewalks. At this time, EPGCHA has no plans to force homeowners to fix existing sidewalks. However, if you have a cracked or uneven sidewalk in front of your home you need to know that the sidewalk is owned by you and not the city.

Over time sidewalks can crack or shift in a way that can lead to liability issues. The City of Eagle Point administrator may at any time inspect and determine if a sidewalk is in disrepair. If the city finds sidewalks in disrepair they may inform the homeowner, that they have to replace the sidewalk or pay for the cost of repair to the City of Eagle Point to do it for the homeowner.



Security

Home security is one of our biggest concerns, whether it is a worry about packages on the front step, going on vacation or leaving kids home by themselves. It is always nice to have an extra bit of confidence that your home is safe. Nest, Skybell and Ring are 3 of the leaders in the video doorbell industry. A video doorbell is a low cost, small footprint solution for home security. All 3 will start taking video when someone comes near your door with up to 180* field of view. You can set up alerts for motion detection and replay video of who was at your door. Some other common features are:



- HD Camera with Two-Way Talk
- Motion Detection
- Live Video
- Night Vision
- Battery or Hardwired
- Wi-Fi Connected
- Weather Resistant
- Video recording
- Video playback



If you would like more information or fill out the streamlined modification request go to www.epgcha.com/doorbell and our Modification Committee will send you the approval.



Transfer of Association Owned Street Lights

The Eagle Point Golf Community Homeowners Association has dedicated the Streetlights to the City of Eagle Point on:



Silverado Way
Pine Lake Drive
Spanish Bay Court,
Robert Trent Jones Blvd
Princeville Drive

The City will now be in charge of all maintenance and operating costs. To report issues with street lights, please contact the City of Eagle Point at (541) 826-4212 or www.cityofeaglepoint.org/Faq.aspx?QID=69

DOG WASTE STATIONS

We are pleased to announce that the EPGCHA has added 8 pet waste stations featured in the last Newsletter. Stations are placed at:

- Mailbox kiosk at Pumpkin Ridge and RTJ.
- RTJ common area across from Silverado Drive.
- West side corner of RTJ & Alta Vista (by newly landscaped area).
- Mailbox kiosk on Prairie Landing Drive.
- Mailbox kiosk on Princeville Drive.
- Arrowhead Trail along the sidewalk by the 17th green and 18th tee.
- Glenwood Subdivision in the common area near the entrance sign.
- Arrowhead Trail at the start of the easement road on Eagle View Dr.



This will make it easier to clean up after our pets and encouraging responsible pet ownership. Please be respectful to our beautiful landscape by utilizing these new Stations. The bags will be stocked and waste will be removed regularly by our landscaping company.



Spring Time

Spring is here and timing is everything. Starting to work in your yards at the start of growing season makes it easier to maintain later in the year. For all the new homeowners in our community, our lawns need to meet the community standard by April 15. The standard is landscaping has to be at the same level as our common areas. The common areas are located:



GLENWOOD DIVISION ENTRANCE
FAIRWAY RIDGE ENTRY AREA
FAIRWAY RIDGE MAILBOX AREA
RT JONES BLVD ENTRANCE next to golf course
SILVERADO DRIVE & PINE LAKE ENTRY
SILVERADO DRIVE LAWNS BOTH SIDES next to golf course
PRAIRIE LANDING DRIVE MAILBOX AREA
RT JONES BLVD MAILBOX AREA

Some common issues faced last year in our area was lawn fungal diseases and insects.

LAWN FUNGAL DISEASES:

Lawn fungal diseases take on a variety of forms – from dead-looking brown patches to highly visible spots, threads, rings, or slimes. And once they strike your yard, grass fungal diseases can be difficult to treat. Be on the lookout for:

- White, yellow or brown patches that grow in diameter.
- Thin patches of frayed, distorted or discolored grass blades.
- Gray, black, red, orange or purple spots on blades or stems.
- Gray, black or pink powdery or threadlike coatings on and around grass blades.
- Areas of darkened, wet-looking, slimy or greasy-looking grass.



Ways to treat lawn fungal diseases:

Organic Treatment: Applying treatments – such as neem oil, compost tea, or a weak baking soda solution – can help with small patches of fungus.

Fungicides: If all else fails, look for a fungicide that's rated specifically for your lawn disease. Fungicides won't help your grass regrow, but they'll get the fungal spores in check so that your improved lawn care practices can take effect.



Fertilizing: Both over and under fertilizing can promote some fungal diseases. Choose slow-release fertilizers for your lawn, and apply them exactly as instructed. Avoid excess nitrogen, which creates a fast green lawn with very poor defenses.

Watering: Water early in the morning, to allow the grass blades to dry during the day. Give your lawn one inch of water per day. Water deeply, but less frequently, to encourage stronger roots and to allow the water to absorb properly.

Mowing: Follow good mowing practices, including keeping the mower blades sharp and mowing your lawn to the correct height. Scalped lawns are much more vulnerable to fungal disease. If your lawn has diseased patches, be sure to wash and disinfect the underside of your mower after each use.

Aerate: Loosen soil by aerating your lawn every year or two.

Top-Dress: Apply and rake in a layer of rich, organic top dressing to improve the soil, increase drainage, and help combat disease.

Lawn damaging insects:

The two main categories of lawn damaging insects are surface feeding insects and sub-surface feeding insects. Surface feeding insects are the Armyworm, Cutworm, Sod Webworm, Chinchbug and Greenbug Aphid. Subsurface feeding insects include Billbug Grubs and the various White Grubs.

Surface feeding insects destroy grass by chewing blades or sucking plant juices. Sub-surface insects destroy lawns by feeding on the roots of the grass plants. The damage caused can show up in many ways:

- Feeding weakens grass.
- Patchy, uneven appearance.
- Areas of the lawn may turn yellow, brown or die.
- Birds on the lawn pecking holes.
- Small moths are seen flying around the lawn during the evening hours.
- Grass looks like it was cut really short by a mower.
- Lawn can be rolled back like a carpet.
- Skunks and raccoons destroy lawn searching for grubs.



Small damaged areas usually recover if the larvae are **killed**. Water and fertilize the lawn to stimulate new growth. Reseed or re-sod large areas. Maintain proper soil moisture and lawn fertilization.



UPCOMING EVENTS

Please join your EPGCHA at a future Board Meeting. Community input is encouraged and valued.



Where: Eagle Point School District 9 Board Room
Address: 11 North Royal Avenue, Eagle Point
When: 4/3/18 at 6PM
5/1/18 at 6PM
6/5/18 at 6PM

- 5/15/18 Lawns need to meet the community standards.
- 4/27-4/29 Spring yard sale advertising and signage will be done for you. Please do not put out your own signs.
Friday 27th and Saturday 28th 8:00AM – 5:00PM
Sunday 29th 8:00AM – 2:00PM
- 6/4/18 4th of July decorations may be put up
- 6/15/18 Vacant lot mowing to a height of less than 10"
- 6/15/18 Fences needing staining, painting or maintenance must be completed
- 7/11/18 4th of July decorations must be taken down

MODIFICATION COMMITTEE

The Modification Committee has a new chairman, Debby Endicott. Debby has been strategic to help set up a new, faster, streamlined, more efficient process for modification approvals with the help of CPM.

The Modification Committee members now attend a training course to ensure efficiency and consistency with the CC&R's and community standards. The Committee has also created new, easier to use forms for different types of projects. The Committee website <http://www.epgcha.com/modcom.html> is easier to find the tools and information you need.

CPM has taken over the administrative duties to ensure the modification processes are consistent over time. CPM will also run the training programs for all new members. As new homeowners join the committee they will be given the same instructions.

As a reminder, the general rule of thumb when in doubt, fill out a Modification Request Form. With the newer processes, approvals are taking 2 weeks. If you submit a request and it is not needed you will be informed in days. Not getting a request before a project is one of the biggest enforcement issues we face and one of the easiest to avoid.



The Modification Committee has released new Xeriscaping guidelines. Xeriscaping is a low water-use approach to landscaping consisting of drought-tolerant plants and water conserving irrigation systems. The advantages of Xeriscaping include:

- Conservation of water resulting in savings on water bills.
- Prevention of pollution of surface and ground water.
- Soil drains quickly and stores water at the same time.
- Increasing the amount of organic materials used.
- Reduced yard maintenance, fertilizers and pesticides.

If you are interested in Xeriscaping, please go to the Modification Committee's webpage on the EPGCHA website <http://www.epgcha.com/> to find full guidelines and modification request for Xeriscaping.

EXAMPLES





NEW HOMEOWNER MEET AND GREET

The Board would like to thank everyone who made it to our 1st New Homeowner Meet and Greet of 2018. It was a pleasure to get to know all our new homeowners. The Board will be holding the Meet and Greets every 3 months. This allows us to help new homeowners meet the EPGCHA Board, Modification Committee, Design Review Committee, CPM and learn about our CC&R's, processes and standards. This also allows people new to the community to get to know each other.

BOARD MEMBERS

The EPGCHA Board has a vacant position for Treasurer. The Treasurer is responsible for:

- Monitors Accounting, Annual Budget & Monthly Budget Reports.
- Coordinates All Reserve Fund and Audit Activities.
- Monitors Collection Efforts with Vial Fotheringham & CPM.
- Prepares Annual Budget.
- Drafts Coordinates Association Insurance Requirements.

If you or someone in your household would like to help out the community by serving out the remainder of the term, please contact the board members below to find out how.

CONTACT INFORMATION		
EPGCHA Board		
President - Ron Campbell 541-331-6816 rondonnac@msn.com	Lynn Merrill - Secretary 760-855-7794 lynn31123@gmail.com	
David Gaines - Director 541-941-2441 dave.gaines@charter.net	Jay Garlitz – Director 541-261-3372 jay.garlitz@gmail.com	
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