



April 22, 2019

To: **Eagleridge Estates Homeowners Association** (hereinafter "HOA") Members

We are writing to share with you a number of changes happening at the HOA, and to notify you of upcoming Special & Annual HOA Member Meetings.

Ed Thomson and David Smith have joined the HOA Executive Board (hereinafter "HOA Board") while Marcelino Martinez has resigned. In concert with Roger Fonda, existing Board member, the new Board has identified several areas which the HOA needs to prioritize:

1. Maintenance of HOA *Owned* Common Areas – We are completing a detailed review of the HOA's responsibilities for maintenance and upkeep. Many homeowners are not aware of the broad spectrum of items the HOA (which means each and every homeowner) has legal and financial responsibility for maintaining. The areas for which the HOA are responsible include (see enclosed map of HOA owned property parcels):
 - a. all areas along Eagleridge Parkway, beginning at the powerline easement on the southeast end, and continuing to the northwest end (where Eagleridge Estates ends);
 - b. powerline easements running northeast and southwest from Eagleridge Parkway;
 - c. storm water detention ponds to the southwest side of Eagleridge Parkway, and at the intersection of Crested Hill & Flicker Drive; and
 - d. "Eagleridge Estates" monuments/signs (2) at the NE Crested Hill entrance and at the NW side of the detention ponds abutting Eagleridge Blvd.

Specific items in the above areas for which the HOA is responsible include:

- a. Repair and maintenance of landscaping. Our inventory of the landscaping has identified 170+ trees, hundreds of bushes, 14 acres of grass and xeriscape, and approximately a mile of irrigation lines the HOA has to take care of.
 - b. Sidewalk repair. We have inventoried about 3,500 linear feet of sidewalk.
 - c. Storm water drainage improvements. This includes all of the concrete drainage ditches & culverts on both sides of Eagleridge Parkway and in the powerline easements (over a mile, in total).
 - d. Retaining wall (730 linear feet) along NE side of Eagleridge Blvd.
2. HOA dues – All of the previously described HOA/homeowner responsibilities cost a substantial sum of money to maintain. Unfortunately, we have a few homeowners who are not current in paying their dues, some of whom are multiple years in arrears. The Board has directed our HOA bookkeeper, Ted Lopez, to aggressively pursue payment from delinquent homeowners. If you have fallen behind in your dues, and have not been in communication with Ted, please do yourself and the HOA a favor by making

payment of delinquent dues immediately. It is not fair to the vast majority of homeowners who are current in their dues that some have failed to honor their commitments.

3. HOA covenants – The majority of our homeowners keep their properties in excellent condition. Some, however, are either unaware of the legally binding homeowner covenants they agreed to when purchasing or renting their homes or, sadly, simply ignore their responsibilities. The most frequent violations include storing of trash containers in full view of the street & neighbors, parking trailers on properties other than in enclosed spaces, and failure to maintain landscaping in a presentable manner.

To assist homeowners in understanding their contractual obligations regarding maintenance of their properties, we are enclosing a "Summary of Select Eagleridge Estates Covenant Requirements" (CCRs). This is not meant to be a contractual listing of all homeowner's obligations, only an easy reference guide.

The Board respectfully requests all homeowners voluntarily bring their properties into compliance with the CCRs. Your assistance in doing so will prevent the Board from having to take action as authorized by its governing documents.

As we look forward, the Board is making a commitment to better communicate with our HOA members/homeowners. We will do so through a combination of more communications like this letter, added HOA meetings and, eventually, a HOA website with relevant, timely information. In a good faith effort to get the ball rolling, we are announcing two upcoming HOA member meetings to which all HOA members are invited:

May 21, 2019	Special HOA Member Meeting (Notice of Special Meeting enclosed)
December 10, 2019	Annual/Budget HOA Member Meeting

Our Board members and homeowners have a common goal to keep our properties attractive and well-maintained. Success in doing so will insure we have a desirable neighborhood in which to live and raise our kids, and the highest possible home values.

Sincerely,



Executive Board, Eagleridge Estates Homeowners Association
By: Ed Thomson, President

Enclosures (3)

CC: Roger Fonda, Executive Board Member
David Smith, Executive Board Member