



June 5, 2019

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

We are writing to update you on the information shared in our letter of April 22<sup>nd</sup>. If you have not taken the time to read the initial letter please do so, as it will help you to better understand our further comments herein.

Included with our last letter was a notice of an upcoming Special HOA Member Meeting, which took place on May 21<sup>st</sup>. If you did not make that meeting, you missed out on a tremendous amount of educational information that helped to clarify HOA assessments, functions & related costs, and the breadth of HOA property maintenance responsibilities.

Updates:

1. Maintenance of HOA Owned Common Areas –
  - a. Landscaping - We are currently negotiating a new contract with our landscaping company, Green Earth Enterprises. As we review the contract it is an excellent reminder of the level of landscaping services provided to HOA members, as required by legally binding agreements with the City of Pueblo (discussed in length at May 21<sup>st</sup> meeting). Following is a summary of those services.
    - i. Irrigation system spring start up, and fall shut down.
    - ii. Mowing & trimming – approximately 4 acres of grass, mowed 13 times per season,  $\frac{3}{4}$  acre of grass, mowed 26 times per season, and 3 acres of weeds/wild grass mowed 3 times per season (w/ tractor & brush hog).
    - iii. Weed abatement/spraying & refuse collection – approximately 6-1/2 acres requiring weed pulling & trash pickup, 13 times per season; approximately 1 acre of weed spraying 3 times per season
    - iv. Tree trimming & bush pruning – 170+ trees trimmed and in excess of 300 bushes pruned annually.
    - v. Fertilization – approximately 3-3/4 acres fertilized @ 3 applications per season.
    - vi. Irrigation system maintenance – Inspection & repair, as required, of approximately 14,000 linear feet of irrigation lines, many 100s of sprinkler heads, and multiple timers and backflow devices.
2. HOA dues – We mentioned in our last letter, and reiterated at the May 21<sup>st</sup> meeting we have a few homeowners who are not current in paying their assessments. Our HOA bookkeeper, Ted Lopez, has sent out delinquency notices to all violators, including 35 Intent to File Lien notices. I am pleased to report many homeowners have already paid their past due amounts. **Liens will be filed on the remaining homeowners and balances turned over to our attorney for collection in the next week.**

3. HOA covenants – Despite providing homeowners with a “Summary of Select Eagleridge Estates Covenant Requirements”, and a plea by the Board to voluntarily bring their properties into compliance with the CC&Rs, we have seen little progress made. **Effective immediately the Board has authorized the mailing of multiple Notices of Violation to homeowners with the most severe violations.** The first violators to be noticed will be those **parking trailers, boats and large commercial vehicles** in full view of neighbors and the adjacent street(s). Next, we will send notices to homeowners **not in compliance w/ the requirement to complete “approved” landscaping** within 6 months of occupancy of their home.

We still hope to get voluntary compliance by homeowners for lesser violations (e.g. visible trash cans; unmowed lawns; weeds; etc.); however, if we do not, we will pursue enforcement. The Board’s desire is not to become the “HOA police” but, instead, to eliminate those covenant violations that are most likely to cause offense to neighbors, danger to others in the neighborhood, or a decrease in the property value of the Eagleridge Estates residences. **Please note, all unresolved covenant violations will result in fines and other enforcement action as authorized.**

Our Board members and “most” homeowners have a common goal to keep our properties attractive and well-maintained. However, for those homeowners (or their tenants) who continue to intentionally, or through willful ignorance, violate covenant requirements AND **demonstrate a total lack of consideration for their neighbors**, will be pursued by the Executive Board, on behalf of its HOA residents, to the full extent permitted under federal, State and local law, and its Bylaws and Covenants, Conditions & Restrictions.

Please help to make Eagleridge Estates the wonderful covenant community that was intended when it was first developed.

Sincerely,



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

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