



THE RIDGE

AT EAGLE CREST®

2nd Quarter 2023 Newsletter

President's Message

I want to complement the Board for starting off 2023 with the clear intent to work together to make progress on issues that impact homeowners. I would particularly extend my thanks to the new slate of officers who are bringing so much positive energy to the Board's work. The Board has a host of both important and urgent matters to deal with at present and I want to assure you all that everyone is working hard on them.

Forest Greens and Creekside Insurance

In the coming weeks owners in the Forest Greens and Creekside managed neighborhoods will be receiving voting materials for a proposed change to their governing documents. The proposed change shifts responsibility for insuring the structure of the townhomes in these neighborhoods from the neighborhood association to the individual homeowners. This change was made a few years ago by the Forest Ridge neighborhood association who found that the overwhelming majority of their owners saw their costs reduced as a result. Your participation in this vote is critical as at least 75% of all neighborhood homeowners must support the change. Read the materials you receive from Simply Voting and don't hesitate to ask Board members questions before voting.

Notice of Planning Application

In the past week or so many of our owners received a "Notice of Application" from the Deschutes County Planning Division. This naturally created questions from owners as to what work is being planned by RECOA. The simple answer is that this application is not about new work. This planning application concerns a water retention pond on RECOA property beyond the end of Spring Ridge Court in the West Ridge.

Nearly 10 years ago a major storm caused damage to homes and gardens of some owners. At that time RECOA consulted with Deschutes County and modified the pond to prevent damage from a future storm which has proved successful so far.

In 2020 Deschutes County received a complaint about this feature alleging that it had not been properly approved. Since then, RECOA has been working with a planning consultant and Deschutes County to resolve this matter.

The notice you received in the mail acknowledges our application for re-approval of the existing work. The full details of our application are in a 34 page document under file, 247-23-000030-SP which you can look up on the Deschutes County Planning Division's website if you are interested.

Maintenance and Oversight Committee (MOC)

The main focus of the Maintenance and Oversight Committee is the appearance and livability of Eagle Crest. It is a full time job as the infrastructure and landscaping is showing it's age. Roads need repair, roofs and decks need replacement and water features are overgrown with cat tails and moss. The bylaws allow the MOC to have 12 members. We currently have nine - we need 3 new members, a homeowner from Desert Sky, Forest Greens and Eagle Creek. Currently there is a Board Member covering Desert Sky and Forest Greens. Send your "letter of interest" and resume to Al Baker, al.baker65@yahoo.com. Do it now!

One of RECOA's largest contracts is for landscaping and maintenance in common areas and managed neighborhoods. Last year MOC was able to establish a representative for each Managed Neighborhood, most of them are residents of the neighborhood. The neighborhood representative is responsible for communication among the residents, MOC and ECM. A neighborhood Eblast was just sent, listing each representative's contact information. It also asked for suggestions on how to improve the appearance of the neighborhood.

Blue Stone Garden and Landscape is our new landscape company. Blue Stone management has already met with the Managed Neighborhood representatives for a "walk around" to prepare for a very busy year. Clean up work has already started.

A new Reserve Study has been completed - a list of RECOA's assets. For 2023, MOC will be concentrating on Common Area landscaping, Road repair and Water Features.

Complaints: The best way to present a problem is by attending a MOC meeting in person. We meet on the first Wednesday of the month in the office building on Falcon Crest Drive. Present your problem/concern - WITH - a resolution. Example: Last July three homeowners who live near the golf course presented MOC with a major weed problem - they also had a solution. We met with Troon management and the weeds were removed and the area mowed. Problem solved.

Remember - we are all volunteers and we need your help.

Did you know?

RECOA's Sports Centers Long-Range Vision Committee is working to develop recommendations for improvements to our sports facilities. Working within the parameters of Oregon land use rules for resort communities, the committee is exploring a number of avenues to expand the range of fitness and recreational activities through high-quality facilities and services. This subcommittee, composed of seven volunteer RECOA homeowners, will ask for homeowner input and suggestions as their work continues.



Social Committee

The mission of the RECOA Social Committee is to plan and coordinate an assortment of events throughout the year that promote new and continuing friendships, unity, fun, sharing, family and fellowship encouraging all Eagle Crest residents to interact as a community.

This mission (Approved by the Social Committee on 01/02/2014; Reviewed and reapproved on 02/26/2020), guided the Committee to conduct its first indoor social event "WinterCrest," in over three years on January 17. Over 130 residents attended, socialized, danced, and dined on small plates with a small dessert provided with their admission. Folks also had access to a variety of liquid refreshments as well. Although admissions did not cover the total cost of the event (approximately \$2,400 for venue fees, food, decorations, entertainment & advertising), a small balance from previous outdoor events made this almost a "break even" evening. See a brief video of the event at: <https://youtube.com/watch?v=1-1794X6Fsq>

At its January 25th meeting, the Social Committee conducted a review of the "WinterCrest" event and are pleased to have had the responses and appreciation voiced by those in attendance. With this encouragement, the Committee is beginning to make plans for possibly 3 more events this year, to include another indoor event during or after the holidays. Watch for further information in eblasts and Quarterly Newsletters.

The Committee is very appreciative for the enthusiasm and encouragement by residents of the Eagle Crest Community.

New Sports Center Access Cards 2023

The Eagle Crest Sport Centers are introducing a **New Owner Access System**. The old owner card system will be **discontinued effective March 1, 2023**. Old owner cards will no longer be accepted after this date.

All Eagle Crest Homeowners wishing to use the sports facilities will need to visit the Ridge or Resort Sport Centers to apply for the new access cards. Picture Identification will be required. Must be actual owner to apply for new access cards. The process includes taking a photo of owner. Photo of owner must be taken before access cards will be distributed.

We urge those who will be needing **Unaccompanied Guest Passes** to complete the new owner access card process sooner than later. The old online pass system will be obsolete and offline **beginning February 1, 2023**. The new unaccompanied guest pass system will be streamlined, no longer requiring owner's guests to pick up paper passes at the sport center. The new owner cards will also be used for the golf courses.

For questions contact the Resort Sport Center: ecsportscenter@eagle-crest.com or by telephone **Sunday through Friday Only (NO SATURDAY CALLS PLEASE) 8 am to 4 pm**, 541-923-9627.

Properties used as **vacation rentals** will need to register with the Eagle Crest Express Pass Program.

CWP - FIREFREE Yard Debris Collection in The Ridge

WHEN: The annual Ridge Owner opportunity for fuel reduction and creation of good defensible space in your Home Ignition Zone (HIZ) is scheduled for roadside placement of **prescribed** yard debris and collection bags from April 22 - 30, 2023. Subsequently, a **"Two Sweep"** collection and processing (to include on-site materials chipping) of the roadside material and bags will occur from May 1-12, 2023 (See below).

WHY: The threat of wildfire in our community is real!

WHAT: Follow CWP and ARC guidelines to create defensible space around your home or vacant lot by pruning or removing highly flammable trees and shrubs. Clean gutters and collect dry leaves, cones, grasses, and pine needles (see CWP website cwp@ridgeowners.org for HIZ information).

HOW: As a Ridge Owner you can be a major contributor in this annual FIREFREE event. You will need to place your **prescribed** yard materials (including 30 gallon bags, if used) on the roadside in front of your home or lot between April 22 and April 30.

Prescribed Materials: Limbs and small trees (less than 6 inch diameter) must be cut no longer than 4 feet and can be piled along the street. Smaller yard debris like leaves, dry grasses, pine needles and smaller woody debris must be placed in heavy duty 30 gallon paper landscape bags next to the street. Please, no grass clippings, plastic bags, sod, root balls, garbage, or planter debris as those cannot be chipped and **will not be picked up and will be the owner's responsibility for disposal.** All debris must be on the roadside by April 30, with **no exceptions!!**

This year, we will be using a "Two Sweep" collection and processing approach. A contractor will be coming through your neighborhood **one time** for roadside collection beginning May 1. Initially a pick-up sweep of the 30 gallon bags for placement in the "staged" dumpsters. This will be followed by a pick-up sweep of the prescribed materials for on-site chipping. This final "sweep" completes on Monday May 8th. On-site chipping operations will then occur from 9-12 May.

MORE INFO: Dumpsters; from May 1-9 large dumpsters will be located on the west side of the Cinnamon Teal/Merlin intersection and at Oxbow Loop near the mail kiosk. If the roadside debris in your neighborhood has already been picked up, Ridge Owners will still have the opportunity to dispose of additional materials by taking them to a dumpster from May 1-9. Please, no plastic, garbage, root balls, etc.

THANK YOU FOR PARTICIPATING IN FIREFREE AND MAKING OUR COMMUNITY A SAFER PLACE TO LIVE!



RECOA HOA Contact Information

Eagle Crest Management - Owner Services

(541) 548-9300, option 4 - ownerservices@eagle-crest.com

For after hour emergencies please contact – (541) 548-9300