

President's Message

Next-Door Posts - During the last few months there have been several posts on Next-Door intimating or alleging things RECOA has or hasn't done. Because some of the posts have been pejorative, a number of owners have asked why the Board of Directors (BOD) does not respond. It's a fair question. Is it better to address misperceptions and misleading comments in this public forum or to ignore them? It depends on the comment, I'd say.

Here's an example of when it is appropriate to respond to a public comment that is made in error. In a recent Next-Door post, the author noted the RECOA Board was not holding open meetings as required. The author referenced ORS 192.630 (2) as a source of their understanding. I asked our attorney, "does ORS 192.630 (2) apply to an HOA, or only to public governing bodies?" Our attorney replied, "this does not apply to RECOA." Although I can't speak for Board practices before I became a Director, please know this -- while I have been a Director since November 2020, the Board has never met as a quorum without notice given to owners. It's unfortunate that association money was spent to investigate the application of ORS 192.630 (2) to RECOA, but I hope you agree that it is important Directors ask critical questions and receive answers from experienced professionals. I put this example in the Newsletter because the suggestion that RECOA is not following the law is a serious assertion, and homeowners need this misconception addressed.

For the routine rant on Next-Door, the Board hasn't responded. Conducting RECOA business on a public social media platform is inappropriate since that information is then available to anyone using that platform. RECOA is an association of owners, and not a public entity.

Homeowners who participate on Next-Door will see all kinds of postings about RECOA. Some will have accurate information, some won't. Allegations come and go, and the best antidote when people read an unsubstantiated or provocative claim is to seek information from reliable sources. We encourage owners with questions to contact Board members or Committee Chairpersons directly with their concerns. Contact information for Board members can be found on the RECOA website (www.ridgeowners.org) under [RECOA Information/Board of Directors](#). Committee Chairperson contact information can be found at www.ridgeowners.org/Committees tab.

ECM Notifications

There has been some confusion on what homeowners can do with the landscaping in their Managed Neighborhoods. Homeowners cannot modify, remove, or replace the landscaping in Managed neighborhoods **without** receiving prior approval from the ARC and the Board of Directors. If you would like to modify the landscaping in your Managed neighborhood, you will need to contact the ARC at arc@ridgeowners.org, and provide them with an ARC application for this modification. Once the application is reviewed by the ARC, the application goes to the RECOA Board of Directors for final approval.

If you would like to **add** landscaping such as, flowers, trees, or shrubs, you will need to submit an **exterior alteration application**. If you would like to remove, trim, or replace dead/dying trees or shrubs, you will need to submit a **Tree and shrub removal application**.

You can find both forms on the RECOA website, www.ridgeowners.org under the ARC tab.

The deadline for these applications to be submitted is the 1st Wednesday of every month and ARC will meet to discuss these applications on the 2nd Wednesday of every month.

General Announcements

Our Community Wildfire Protection (CWP) Committee has posted information about a grant program that RECOA single home owners and vacant lot owners can participate in, regarding their Home Ignition Zone "envelope". This is an exceptional opportunity for single homeowners and vacant lot owners (sorry, not owners in managed neighborhoods) to be reimbursed for up to \$500 of fire hazard reduction activity performed on your lot, subject to meeting the program criteria. For important details, please go to www.ridgeowners.org / Committees / Community Wildfire Protection, and click on the link Wildfire Mitigation Grant from the state of Oregon (SB 762).

For a few weeks, the information will also be available on the RECOA website Homepage. Please click on the link below to view the form:

<https://tinyurl.com/CWPMitigationGrant>

Cow Commotion on Trail Creek - You may have heard there was one ambitious cow rambling through Trail Creek Drive on Sunday, August 14th. The rancher was contacted but by the time she arrived several owners had managed to lead the cow out through a gate and back to the BLM land. Our fencing is secure but some fencing on the BLM land still is not. We don't know for certain but the cow may have accessed RECOA via our entry road that leads to Highway 126. Thanks to everyone who helped resolve this problem so quickly! We hope this was a one-time event but if it happens again after hours, owners should call Owner Services at (541) 548-9300 or email any Board member,

Please Help Protect our Wildlife - Because there is so much open space at Eagle Crest there are rodents that people don't want in their homes. Even though a rodenticide like Decon will kill unwanted pests, it can take several days. In the meantime, the poisoned rodent can go back to the fields where they may become lethargic and unable to escape from predators. This increases the chances they will be consumed by an eagle, owl, hawk, fox, or other wildlife. If a wild bird or animal eats poisoned mice, it can kill them. To protect wildlife, people should carefully follow product directions and explore other options for rodent control. Owners can find more information about this at the [Oregon Department of Fish & Wildlife website](#).

COOPERS HAWK MAILBOX PROJECT – Note: **If you read this item in last week's e-blast, you don't need to read this section. The following is a repeat of information, except that we are now at "T minus 3 weeks". It is posted again in order to reach homeowners who didn't have a chance to read the 8/17/22 e-blast.**

IMPORTANT INFORMATION FOR EAST RIDGE OWNERS: *Disruption of mail next month affects Owners of East Ridge units only. Residents who get mail at the Oxbow, Juniper Glen, and Sundance Ridge mail kiosks will not have mail disruption.*

EAST RIDGE OWNERS, MARK YOUR CALENDARS! WE ARE NOW AT "T MINUS 3 WEEKS":
Monday, September 12th – *The plan is to deliver mail as usual.*

Tuesday, September 13th – *On Tuesday morning, USPS will remove all items that remain in our current mailboxes (including new keys that haven't been retrieved) and store those items at the Redmond Post Office. Tuesday afternoon the mailbox clusters in the center of the kiosk will be removed.*

Wednesday, September 14th through Saturday, September 17th – *Our contractor will install new cluster boxes for "flat mail", and 8 new parcel boxes with 4 large compartments each. Mail will be held during construction.*

Monday, September 19th – Mail will be delivered as usual, including all held mail.

Please think ahead and take necessary steps to ensure you receive important items you expect / need:

- *Beginning next week, look for a new set of mailbox keys in your current mailbox. Keep those keys. They will be needed to access your new mailbox.*
- *Your mail will be held at the Post Office during the week of construction. However, the Redmond Post Office is understaffed and as such, expecting them to support daily pickup of mail for 900+ East Ridge residents may create problems for workers and delays for customers.*
- *If you anticipate delivery of critical prescription refills and/or critical correspondence during the week of September 12-17, take steps now to coordinate an earlier delivery date. Alternatively, provide another address to the sender where critical mail can be delivered that week (e.g., your business address, a local friend or relative's address, etc.)*
- *For owners who are out-of-town during these weeks, plan to visit the Redmond Post Office when you return with at least one ID, so that you can claim mail that has been held for you including your new mailbox keys. The keys will be identified with your new mailbox location, example "Pedestal 24, Box 8". At the Coopers Hawk kiosk, the pedestals and boxes will be numbered, and you'll be able to find your new mailbox based on what your new key shows.*

Committee News

Communication Survey - Thank you to all that took time to respond. We are compiling survey results now and will share with homeowners soon.

Good ideas wanted – If you would like to see a topic covered in our weekly eblast, please notify the Communication Committee at cc@ridgeowners.org.

Upcoming Meetings and Events

We welcome your participation! Please join us for the following meetings:

Social Committee Meeting - Wednesday, August 24th, 2022, 3:30pm - 4:30pm
Administration Building Conference Room, 7555 Falcon Crest Drive

RECOA Board of Directors Meeting - Thursday, August 25, 2022, 10am-12pm.
Click [here](#) to access the Zoom link

RECOA Rules Review Committee Meeting - Thursday, September 1, 2022, 3pm - 4pm
Administration Building Conference Room, 7555 Falcon Crest Drive