

RIDGE NEWSLETTER

Published by RECOA and Northview Community Services



from the RECOA Board President

As we take in the scenes at Eagle Crest these days—the bustling golf courses, the croaking and buzzing of frogs and insects, the bulbs outside the Sports Center in early bloom, the warmth of the sun—it seems that spring has finally sprung. This means that the quiet of winter will soon make way to visits from family and new guests as people flock to enjoy our beautiful surroundings and amenities.

In this issue of our Ridge Newsletter, many of the challenges of spring are addressed alongside some exciting new projects and opportunities from Eagle Crest Golf, the Storm Water Improvement Committee, and our residents.

That dreaded (or celebrated) phrase, “spring cleaning” brings to mind the neglected corners and closets

of our homes that we’ve ignored throughout the year. Just as important is the landscaping clean-up that keeps our homes attractive and fire-free. The Ridge will be conducting their Spring FireFree Event from **Wednesday, April 22 to Sunday, May 3** this year. What a great opportunity to clear out all the combustible debris around your home in preparation for wildfire season.

Lastly, the [Finance and Contract Committee](#) is looking for 2-3 new members. If you’re interested, shoot them an email at fcc@ridgeowners.org. As we busy ourselves this early spring with new projects and friends, take time to enjoy the beauty and warmth of this place we so gratefully call home.

Mick Finn

from the Ridge Sports Center

Spa specials at the Ridge will leave you feeling refreshed for spring

March

The Day Spa at Eagle Crest presents an award winning product line, Eminence Organic Skincare of Hungary! Come in to the newly remodeled day spa and experience this raw, organic, food for your skin!

Express Facial: \$50

Classic European Facial: \$90

Rejuvenating Facial: \$105

April

Color your eggs, color your nails, celebrate the renewal of Spring!

\$69 Mani-Pedi for the month of April.

Book your appointment today! 541-923-9647

* Not to be combined with any other specials.



from the
Fair Housing Council of Oregon & Northview

Resident-on-resident harassment hurts all

As a housing provider, we have a responsibility to all who are in our community to make sure that you know how you and others are granted protection under Fair Housing laws.

We will respond to any and all complaints of harassment, threats, or intimidation related to race, national origin, religion, disability, gender, marital status, familial status (presence of children), source of income, sexual orientation, domestic partner status, and gender identity against community members or staff.

If we are informed of, or witness, a behavior that is considered a violation of Fair Housing laws, we will take timely and appropriate action. We will notify the person(s) accused of the problem behavior of the following:

- The behavior that occurred or was said to occur, and how the behavior is a violation of Fair Housing laws
- That such behavior will not be tolerated
- Potential or actual actions that we will take in order to enforce Fair Housing protections

If you have questions about what types of behaviors are considered harassment, threats, or intimidation, please contact the Fair Housing Council of Oregon (503) 223-8197 or (800) 424-3247.

We hope that community members who experience an interaction, which may be a Fair Housing violation, will report the incident to Northview quickly. We will not allow retaliation against a resident who comes forward with a complaint about such behavior or is a witness who supports the complaint.

Our standard is that we will communicate respectfully with one another and we will speak out if we are mistreated or witness others being mistreated. If you are uncomfortable talking to us about an incident, please contact the Fair Housing Council of Oregon at (503) 223-8197 or (800) 424-3247.

Want to learn more?

Check out the Fair Housing Council of Oregon's *Guide for Neighbors*, available online at: <http://fhco.org/pdfs/Guide-for-Neighbors-Web.pdf>



Good neighbor policies, explained

We all strive to live in a strong, safe, and sustainable community. Good neighbor policies are designed to help residents find harmony and maintain the vitality of their neighborhood. While not necessarily required policies, most good neighbor tenants are based on the “Golden Rule”—that is, to treat others as you would like them to treat you.

If conflicts should arise between neighbors, take the opportunity to address your concerns with the other party first, in a manner that is both respectful and nonjudgmental. What began as a dispute could end in an opportunity to build trust and understanding between neighbors.

The following are just a few techniques for maintaining good neighbor relationships provided from page 47 of the RECOA ARC Guidelines. You can view the full list online at: <http://www.ridgeowners.org/info.php?pnum=9>.

- Orient exterior activity areas away from neighbors
- Use fire resistant plants to provide privacy to you or your neighbor and minimize wildfire risk
- Screen solar devices, satellite dishes, radio antennae and other equipment from neighbors’ views to the maximum amount possible
- Provide adequate lighting for safe traverse of paths of limited outdoor activities without spilling light onto your neighbor’s property
- Limit light intensity by using lower wattage bulbs in your fixtures
- Consider how landscape additions could eventually grow to obstruct your neighbors’ views when planning for installation of additional landscaping

Remember the old adage: kindness is contagious!

from the
**Storm Water
Improvements Committee**

Drainage system improvements to come to West Ridge

The Storm Water Improvements Committee (SWIC) is pleased to announce the completion of our latest project – the Rockside/William Lyche Drainage Project.

Drainage from North Cline Butte flows down toward Rockside Court and then

along William Lyche to Eagle Crest Boulevard. In the past, this water has damaged homes and common areas. The purpose of the project was to minimize such damage from future runoff events. All portions of the new drainage system are located on RECOA common area.

The upper part of this new system from the base of the North Cline Butte to William Lyche will intercept most of the runoff from the North Butte up-gradient from Rockside Court. This resulted in a relatively steep drainage ditch running down the slope.

The portion of the system that parallels William Lyche had to have a large

enough capacity to not only handle the water from the upper portion of the ditch but also from William Lyche which is substantial. This portion of the ditch also has less slope and has four culverts. This requires the ditch to be wider and to include stilling basins at each culvert. The river rock not only protects the ditch but improves its appearance, making it look somewhat like a water feature. When laying out the ditch, the SWIC took great care to avoid removing trees.

If you have lived in Eagle Crest for five years or more you will have witnessed the kinds of runoff events that made this project necessary.

from the
Social Committee

"Dust off your boots" Y'all are invited

EAGLE CREST COUNTRY

★★★ HEDOWN

Potluck Dinner

6:00 to 8:30 PM

Thursday, March 26th

Eagle Crest Convention Center

Live Country Music by: LONG TALL EDDY

★★ \$7.50 per Person ★★★ Children 12 and under \$3.00 ★★

Bring a Potluck Item ★ Main Dish ★ Side Dish ★ Salad ★ Dessert

Please RSVP – See RECOA Website for Sign-up Link – www.ridgeowners.org

Eagle Crest private party sponsored by: RECOA Social Committee

from
Northview Community Services

Know your association policies: garbage cans and lighting

Keeping the Ridge at Eagle Crest a great place to live in requires its inhabitants follow the policies and guidelines established by your RECOA Board of Directors and the Architectural Review Committee. These standards address some of the problems that may inhibit good neighbor relations and an aesthetically pleasing neighborhood. All governing documents can be found on the Ridge Owners website at

www.ridgeowners.org.

Two issues of concern right now at the Ridge are:

- 1) The many garbage cans left on the curb preceding and following garbage pickup and
- 2) Visually intrusive outdoor lighting

The Association Policies and Procedures for Use and Enjoyment of the Ridge at Eagle Crest by Its Owners (2015) state that "...trash cans and containers shall be allowed to be set out only during the days on which rubbish is collected and after sundown of the preceding evening. (p. 6)" Simply put, the Master Association requires that owners put out trash cans **after sunset** the day before or during the **day of** garbage collection. If you live in West Ridge, that means trash

cans can be on the curb **only** between sunset Wednesday night and pickup on Thursday. At the East Ridge, garbage goes out between sunset Thursday night and pickup on Friday. Garbage cans must be returned to their enclosures following garbage pickup on the



same day. If you are leaving town, consider coordinating garbage collection and storage with a neighbor or visiting the Negus Transfer Station on your way out of town.

We've also received an increase in complaints about intrusive

lighting. The ARC Policies and Guidelines (2014) take up the topic of exterior lighting by stating "*No flood-lighting or up-lighting will be permitted. Illumination necessary for evening activities must be directed downward and be only bright enough to provide for the safe traverse of steps and paths. Opaque glass in the light fixtures with clear bulbs or frosted incandescent light bulbs in textured glass fixtures are permitted.*" Direct lights away from neighboring property, use diffused lighting, and limit your lighting by using lower wattage bulbs.

Northview approves temporary RV and travel trailer parking

Temporary RV and travel trailer parking is coming to The Ridge at Eagle Crest. Northview has designated ten spots located next to The Ridge Sports Center for this purpose. These parking spots will be situated at the seldom-used northeast portion of the parking lot running parallel to Cooper's Hawk Drive. This location will ensure a low visual impact and will have little to no effect on Sports Center parking availability. The spaces will be striped and clearly marked for temporary RV parking. Spaces will be made available at a first-come, first-serve basis with no reservations allowed. Parking will be **temporary only**, and no vehicle may remain in the spaces for more than 72 hours (3 days). Owners will park at their own risk and Northview accepts no liability for damage or theft. We hope that this service will alleviate some of the frustrations experienced by visitors and travelers at Eagle Crest.



Pursuant to the RECOA rules and regulations, short term parking is allowed for only six hours on the street and 48 hours in the driveways of residences on the Ridge side of Eagle Crest. No vehicles may be parked on streets between the hours of 2:00 am and 7:00 am. Long term parking is available onsite at Ridge RV Storage (a privately-operated lot). Residents tell us that there is currently a wait list there, but you can check for yourself by calling (541) 604-4451.

Did you know?

Residents can now recycle computer peripherals (keyboards and mice) and printers in addition to computers, monitors and TVs **for free** at Negus Transfer Station. For more information, visit oregoncycles.com.





FIREFREE

from the **Community Wildfire Protection Committee**

Spring FireFree event set for Ridge homeowners

The Ridge is bordered on three sides by a highly-flammable juniper habitat and other shrubs and grasses. Ember showers from a wildfire could quickly ignite vegetation fuels and spread rapidly to homes and other structures. Creating defensible space around homes, on resort common areas, and other structures is critical to reduce the risk of wildfire damage.

The summer wildfire season is approaching and it's not too early to think about how to better protect our homes from wildfire risk. Everyone on the Ridge is encouraged to participate in this FireFree Event from **Wednesday, April 22 to Sunday, May 3**. During this time, owners may deposit flammable limbs and other hazardous yard debris street-side for free pick-up. This service will be provided only during the spring FireFree event period; there is no fall FireFree event scheduled this year.



Only eligible flammable plant debris, including evergreen limbs, sage, rabbit brush, bitterbrush, leaves, pine needles and other woody plant materials will be picked up. Cut limbs and

small trees into sections no longer than 4-feet are acceptable. Smaller qualifying plant debris must be placed in heavy duty 30-gallon paper lawn and leaf bags and placed separate from the limb pile on your property, next to the street.

No grass clippings, plastic bags, sod, rocks, household garbage, potting soil, flower planter debris, or other debris unrelated to reducing wildfire hazard will be picked up.

For detailed information about the Ridge Community Wildfire Protection Program, go to The Ridge Owners website at www.ridgeowners.org. There you'll find the program document and additional helpful information about creating defensible space around your home or on your lot.

Community Wildfire Protection Committee members are also available to perform onsite visits and answer homeowners' questions about meeting the defensible space standards around their homes. Appointments may be arranged by calling Ridge Owner Services 541-548-9300.

from the **Maintenance and Oversight Committee**

Updates for March 2015

Here's a look at the projects on the horizon from the MOC:

Cooper's Hawk Entrance

The Coopers Hawk entrance has had transformers installed to power uplights for the trees lining the roadway. It will look great as visitors and residents, alike, enter the Ridge.

Speed Limits

Deschutes County will be conducting a traffic study along Cline Falls Highway to determine if the speed limit should be reduced from 50 to 35 mph. County Engineer George Kolb has advised that the study will be completed by June.

RECOA is posting six 20 mph speed limit signs along Eagle Crest Boulevard on the two stretches through BLM property. We already own the signs and posts, so the only added expense is installation.

Drainage

All culverts and ditches have been inspected, so now bids have been requested to clean and repair them. We all know how much water can be deposited by summer thunderstorms, so keeping the water flowing away from our homes is a high priority.

Have a sparkling day in Central Oregon!





Eagle Crest Jr. Golf

The Fun Starts Here!



About our Junior Program

Eagle Crest golf professionals have designed an 8 hour program to help young golfers improve their golf skills. This 1 week program combines 8 hours of Fun, games, drills, and play organized by Eagle Crest golf professionals. This Clinic is for Boys & Girls Ages 8-12

Sign Up now as space is limited! Eagle Crest will provide clubs if needed.

For additional information call Kevin Story Assistant Golf Professional at 541-504-3877

Dates: June 29-July 2nd Monday-Thursday

Time: 4:00pm-6:00pm

Location Eagle Crest Resort Golf Course



Eagle Crest Resort

8300 Coopers Hawk Redmond, Or 97756 541-504-3877 Kevins@eagle-crest.com



Eagle Crest Resort

Redmond, Oregon

*We proudly announce our club's participation in
PGA Junior League Golf!*

PGA Junior League Golf (PGA JLG) is designed to bring a "Little League" atmosphere to the game of golf. With teams of boys and girls, age 13 and under, PGA JLG provides a structured league environment for young golfers to compete and have fun! This is a great way to get, and keep, kids involved in the game!

PGA JLG Participants Receive

- Team Jerseys, golf balls and PGA JLG bag tags
- 5-6 regular season competitions plus coaching/practice
- Opportunity for advancement to post-season and All-Star teams
- Access to customized website home page for our PGA JLG team featuring schedules, standings and stats

Program Structure

- Fun team scramble format for players of every skill level
- All participants get to play in every competition

Player Proficiency

- Advanced skills not required, must have access to a set of golf clubs
- If your child can drive, chip or putt... we have a role for them on our JLG team!

Timeline

March 31st is the Registration Deadline
April - July: Regular Season
August: Postseason Qualifiers & Section Championships
September: Regional Championship
October: PGA JLG National Championship

How to Register

You can register your junior golfer to play at Eagle Crest Resort. The registration fee is \$109.00 and includes: Uniforms, Instruction, Greens Fees, Bag Tags and Golf Balls.

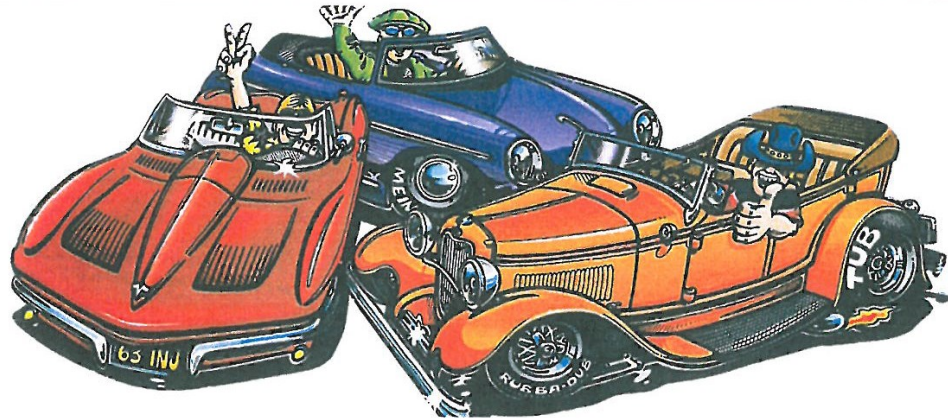


Contact:

Kevin Story
Eagle Crest Resort
541-504-3877
kevins@eagle-crest.com



Join your fellow Eagle Crest car enthusiasts every
Thursday beginning April 2nd for the all-new
Car Lovers Cruise In



Shine them up & Show them off!

Old or New—if it's got wheels and a motor and YOU LOVE IT,
then BRING IT! Classics, customs, hot rods, sports cars...
whatever you've got, shine it up and come show it off!

Starting April 2nd, we'll meet every Thursday from 4-6pm in the
lower parking lot at Brassie's/Silver Leaf Café. All car enthusiasts
welcome! Come on down and get your weekly fix of horsepower!

Where: Lower Parking lot Brassie's/Silver Leaf

When: Thursdays 4-6pm, starting April 2nd

For more info call: Ron @ 541-550-9934

or Jerry @ 541-526-1361

*No Rules * No Prizes * JUST FUN!!!*