

## Election Update

If you haven't voted yet, the final deadline is tomorrow morning (Saturday, November 20) at 10:00 a.m. At that time Simply Voting will cease taking any more votes. Votes received by the deadline will be tallied and announced at the Annual Meeting.

As we've mentioned before, the Management Office will have one laptop available between 8:00 a.m. and 10:00 a.m. on Saturday for in-person voting.

**IMPORTANT: Owners must bring the unique access codes (Elector ID and PIN) that they received from Simply Voting. Staff will not have access to and have not been provided with these codes.**

Please remember that no RECOA owner, staff, or board member has access to the electronic voting results until they are released to Eagle Crest Management and the Board Secretary simultaneously for an announcement, at the conclusion of the annual meeting.

## President's Message

Tomorrow is the RECOA Annual Meeting where we will hear reports from our committees detailing their accomplishments over the past year. We will also have a presentation on our budget for 2022. This is incredible work that is done every Fall. On behalf of all owners, I want to personally thank all who volunteered their time and expertise in these efforts. And finally, we will hear the results of our election for an At-Large Board Member. Thanks to all who took the time to vote and the two candidates for taking the time to run for office.

Last year at this time I was elected to the board and voted President the same day. There were three other members who joined the board at the same time, and we had much to learn. There were some distinct accomplishments this year including new roofs for Forest Greens and a new Sports Center agreement, with a commitment to \$250,000 in improvements over three years. Also, neighborhood financial information has been added on the website, and Friday eBlasts have become a regular communicate to owners.

While there were times our board worked well together, there were other times it didn't. I want us to improve so we can do more on behalf of all of you. I've had many thoughts and conversations about what we could do to improve. Here are some suggestions from my experience:

1. Plan a board session to find agreement on rules of engagement moving forward. This needs to be an all-day, in-person session with an experienced facilitator and a board that really wants to improve.
2. Create a vision for 2022 that includes the top five goals, with quarterly measurements. This should start with the board and then receive owner input before being finalized and presented to the owners by the end of January 2022.
3. Move to a quarterly all-day board meeting. Most of the work gets done in committees. This allows the board to focus on strategy and accomplishments rather than day-to-day issues. There would always be the option of Special Meetings for critical items that arise between board meetings.

4. The Executive Committee of the Board can meet on non-board months to handle routine issues. Currently the Executive Committee is the President, Vice President and Immediate Past President.
5. Create and implement a quarterly report card for ECM (our management company). The report card should be based on the specifics of our contract, outline improvement plans, and be posted to the website. (A similar process could be used for our Sports Center contract.)

Of course these are only my suggestions. The best outcome will come from all board members working together toward a better community. I remain hopeful we can do just that in 2022.

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### **Holiday Parties**

Just a friendly reminder about after-hours noise during the upcoming holiday season.

Over the summer months, I spoke with a number of homeowners frustrated with loud after-hours parties in nearby homes. Often the parties were large groups who rented a home for family reunions, golf groups, or friend getaways. In winter months, skiing groups can add to the mix and a hot tub often draws the party outside. The management office follows up on complaints and the owners of the offending homes can be fined, but that seems unsatisfactory compared to the angst neighbors endure from a loud party at two a.m.

This past summer I heard from an owner who was fined due to a renter having a loud party that went well beyond the 10 p.m. quiet time. She wrote me with a list of actions she was taking to reduce likelihood of parties in their home. I've included her actions in a list of suggestions below:

- Make sure your property manager knows that you won't tolerate excessive noise in your home.. Many listings clearly state the rules and a zero tolerance policy.
- Ask renters to sign an agreement to follow the noise and parking policies as a part of the rental process.
- Clearly post noise policies in the home in areas where noise can originate (outside decks, hot tubs, etc.)
- Establish limits to the number of people allowed in your home. Often the capacity is the number of people that beds will accommodate.
- Meet with your neighbors and encourage them to let you know if there's a loud party going on. Those parties can often do damage to your home and you need to know about it. Give them contact information for you and your property manager.
- Some owners have installed noise monitoring devices in their homes that alert you or your property manager.
- Block violators from future stays.
- Consider dealing with issues that have resulted in violations. The owner who wrote me removed a ping pong table that had been a source of some issues.

- Consider changing your property management firm if problems persist.

While enforcement and fines can bring attention to violations, it's always better to take actions to prevent violations from occurring in the first place. Here's to a safe and well-mannered holiday season.