

# RIDGE NEWSLETTER

Published by RECOA and Northview Community Services



from the

## RECOA Board President

Each day, I am reminded of what a wonderful community we live and enjoy. The early snow has enhanced the profound beauty of the landscape and yes, brings problems to resolve. Our Northview Management Company responded quickly and skillfully to the snow and ice. HOA Manager Genevieve Herrera and her team worked diligently to secure our roads and we received many positive comments of a job well done.

It is wonderful to see our residents enjoying the bounty of the winter season on snow shoes and cross-country skis. We'd like to remind residents to use

caution when venturing out into the cold. Caution visitors and guests to stay off the thin ice that covers our beautiful ponds this time of year. As always, remember to drive with care and take precautions against frozen pipes!

Should you ever encounter a question or problem, please contact Community Services at (541) 548-9300.

In closing, and on behalf of your RECOA Board, we wish you a Happy New Year!

Mick Finn

## Spa Specials for Your Valentine

New year, new you! Come in to the Day Spa at Eagle Crest and enjoy **10% OFF any service priced at \$50 or more** through the month of January!

Spoil your sweetie with a Spa treat this Valentine's Day! Take advantage of Cupid's arrow with our new **Couples Massage**. Enjoy a full hour massage next to your loved one, then go home with your own set of Eagle Crest wine glasses and a bottle of wine! Gift Certificates available.

The Day Spa is located at the **Eagle Ridge Sports Center and Spa**. Contact us to schedule your services today at **541-923-9647**

\*Not to be combined with any other specials



Thinking about clearing out the clutter in your garage, basement, or home for the New Year? Bring your unwanted items to sell at the Second Annual Upscale Indoor Garage sale at the **Eagle Crest Convention Center**. Nothing to sell? Stop by to shop the amazing deals offered by your neighbors on **Saturday, March 7th from 10:00am — 3:00pm**.

Tables (2) are available for \$40, a portion of which supports the Ronald McDonald House in Bend. Table registration ends 2/25/15. Contact Linda Bender at **541-526-1876** or **aztke70@gmail.com** for more details.

## Know your homeowner rights and responsibilities

As someone who owns a unit or house in a common-interest community, you have certain rights. You also have certain responsibilities to the association and to other homeowners. These rights and responsibilities are described in the association’s governing documents, which include covenants, conditions and restrictions (CC&Rs) and bylaws. And by virtue of your ownership, the association—your neighbors and fellow homeowners—presumes you know the governing documents exist and have an idea of what they contain.

### As a homeowner, you have the right to:

- Participate in the association board’s decision-making process
- Attend all membership meetings
- Vote by ballot
- Access association records, financial statements and governing documents
- Use and enjoy common areas (This privilege can be suspended temporarily for unpaid assessments or rules’ violations)
- Sell or rent your individually owned unit or property



### As a homeowner and member of this community, you are obligated to:

- Pay your fair share—via regularly scheduled and special assessments—of the costs of operating the association and maintaining common areas
- Maintain your personal unit or home in accordance with the association’s bylaws and architectural guidelines
- Be a good neighbor—follow the “Golden Rule” and do unto others as you have them do unto you

### CC&R Round-up: Jan/Feb 2015

**Holiday Lights:** Please remove all lights and decorations now that the winter holiday season has ended. CC&R violation letters will be sent to owners who fail to do so by **Monday, January 26th**.

**Address signs:** Here at Eagle Crest, address signs are important for navigation and aesthetic continuity. Please keep your sign well lit and freshly painted or stained using the right colors for your neighborhood. Contact Dana Signs for a replacement or to get paint and stain colors at **(541) 548-7226**.

## Safety Tips for your Winter Road Trips

Preparedness is paramount when it comes to road trips year-round, and hitting the road for a long drive during winter months is no exception. With an increased risk of potential driving hazards like sleet, snow, strong winds and frigid temperatures, it’s a good idea to think about ways to ensure you’ll travel safely.

Consider the following tips when preparing for your winter road trip:

1. Invest in an emergency kit for your vehicle. Available at most major retailers, these kits are relatively inexpensive and contain items like flares, booster cables, flashlights, ponchos and first aid supplies for minor injuries.
2. Develop a contingency plan. Create a strategy for dealing with a flat tire, vehicle accident, dead battery or other potential travel delays. Keep a hard-copy list of people or businesses to contact for help should you need it.
3. Stay in touch. Check in with a designated contact during your journey with updates on your location, delays encountered or unexpected situations that require longer travel time.
4. Check the local weather report before heading out. Winter weather can be tricky and forecasts aren’t always accurate. You can double check your destination’s weather history on a variety of websites to determine typical conditions to expect in that area during your travels.
5. Be prepared to stay warm if you’re stuck for extended periods; store warm clothes and blankets in your vehicle. Also, pack a small travel case with snow boots, socks, gloves, a scarf, hat and heavy sweater in case you need to leave your vehicle.
6. Review your travel route without GPS. Read through detailed driving directions, including alternate routes, so you know your options. Also consider keeping a map handy in case your navigation system is compromised during your trip.

from the Architectural Review Committee

Architectural Review Committee: 2014 in Review

2014 proved to be an eventful year for the Architectural Review Committee (ARC). Our successful transition in management companies— from Cascadia to Northview Community Services (NVCS)—affords homeowners greater access to the ARC by localizing resources and operations in the NVCS office. This move also led to improved processes —such as monitoring of construction activities—and streamlined the application process. The ARC has benefitted greatly from the increased man hours and organizational assistance provided by NVCS staff.

Over the past year, the ARC developed close relationships with the Storm Water and Community Wildfire Protection Committees in an effort to improve wildfire preparedness and storm water drainage. This led to the implementation of new guidelines that increase the safety and preparedness of the Eagle Crest community. We also worked closely with the RECOA Board in our revision of the ARC Policies & Guidelines. These guidelines, available online at www.ridgeowners.org, are intended to help the owner, designer, architect, and builder understand the policies and processes administered by the ARC. In addition, these policies provide a means to measure many

tangible requirements for improvements including setbacks, building heights, lot coverage and other key elements to promote a harmonious residential community.



ARC At a Glance

- 250 submissions in 2014, average 21 per month
• 60 submissions for new construction, average 5 per month

As more and more people are drawn to the natural beauty and quality of life offered at Eagle Crest, the ARC bears the flux of submissions, ranging from tree removal and repainting to new construction on undeveloped lots. We saw a flurry of submissions in 2014— 250 in all—of which 60 were for new home construction. We rely on the

dedication of our volunteer homeowner committee members to help guide our decision-making and ensure the implementation of our guidelines in consideration of ARC submittals.

Looking forward to the year ahead, the ARC is committed to education and awareness efforts. One of the most important and effective roles of the committee is to engage with homeowners and builders about the expectations and standards at the Ridge. Our mission—to ensure the preservation of the natural beauty of Eagle Crest—is made possible only when all those involved in the home building and remodeling process are well-informed of the guidelines and how they are implemented.

As always, we encourage homeowners to reach out to the Northview Community Services team with any questions and concerns regarding the ARC. We can be reached at (541) 548-9300, by email at ownerservices@nvoregonresorts.com, or in person Monday-Friday from 8AM-5PM at 8300 Coopers Hawk Drive. ARC meetings are held the second Wednesday of every month. Thank you for your submittals and we look forward to working with you in 2015!

Did you know?

Owners get discounted rates at The Lodge at Eagle Crest!

Depending on season and lodge occupancy, prices range from \$89-\$120 before tax for a standard double queen room. Mention your Ridge ownership during booking to receive your discounted rate.



from the  
**Social Committee**

## Soup's On, Chili is Hot!

The Social Committee is excited to announce our first event of what is guaranteed to be a very fun and exciting year. Our January Potluck will be a "winter warmup" showcasing our residents' best soup and chili recipes. The event, which is open to all of Eagle Crest, will feature music by DaCharaDuo and a cash bar. Cost is \$7.50 (\$3.00 for kids 12 and under) and attendees are asked to RSVP online and sign-up their potluck dish (chili, soup, salad or dessert). Join us on **January 29th** from **6:00-8:30pm** as we warm our hands, hearts, and bellies at the **River Run Event Center**.

### JANUARY POTLUCK



**JOIN US FOR A WINTER WARMUP**

**January 29, 2015 ★ 6:00-8:30 pm**  
**RIVER RUN EVENT CENTER**

**\$7.50 per person with 12 & under \$3.00**

**Music by: DaCharaDuo (Steve & Kimberly)**

**Bring Chili or Soup or Salad or Dessert**

**Cash Bar (no BYOB) - Sign-up/RSVP on-line**

**SIGN-UP / RSVP at [www.ridgeowners.org](http://www.ridgeowners.org)**

All Eagle Crest Event Sponsored by RECOA Social Committee

from the  
**Maintenance and  
Oversight Committee**

## Landscape, signage improvements ahead

By Bob Shimane

The Maintenance and Oversight Committee (MOC) started the new year with an election and a plan for improved maintenance and safety at Eagle Crest. The committee's officers for 2015 are: Chairperson – Robert Shimane, Co-Chairperson – Sue Baime and Secretary/Recorder – Chris Gorman. The two chairs are the same as last year to help with the transition for new board president Mick Finn as well as our three newly-elected directors. The officers are devoted MOC members and full-time residents of the Ridge happy to start another great year at Eagle Crest.

There will be three landscape projects in 2015. The Coopers Hawk entrance will be fitted with more lighting to showcase the work done last summer. The Eagle Creek Community will be receiving those long awaited trees, since it took all season to remove the dead and diseased ones. Plans are being made to light the Eagle Crest Boulevard entrance on the West Ridge, which will balance security, aesthetics and homeowner privacy. Watch for activity in these areas as the weather warms and landscaping season commences.

Speeding is an ongoing problem in our community, so request has been made of the BLM that RECOA be allowed to install 20 mph speed limit signs between the cattle guards. Vehicles travel quite fast through the BLM land and, because there are no speed limit signs, carry this speed into the neighborhoods, which is very dangerous especially during the high season for the resort. Please remind your guests that 20 mph is the limit around here.

from  
**Eagle Crest Golf**  
**Golf Course bunker  
upgrades planned for  
2015**

By Ron Buerger, PGA Director of Golf

Happy New Year to all of the Eagle Crest golfers out there! I'd like to take a moment to share some exciting news regarding our plans to upgrade the bunker sand and overall bunker quality on our courses this spring. While bunker reconstruction can be largely cost prohibitive, we have charted a course to efficiently address our concerns with bunker quality. To start with, we recently purchased and received delivery of over 120 tons of sand. The new sand will be placed in bunkers according to perceived need, with the most frequently played bunkers receiving the most sand. Some of the infrequently used bunkers may not receive any sand.

Over the next three months, our greens crew will begin their renovation work on bunkers that need some structural rehabilitation. This work will include things such as: adding sand, redistributing sand within, decreasing bunker depths, re-establishing the edges and initial design, improving drainage, sand compaction and sifting or cleaning of sand. Initial renovations will begin on these Ridge Course bunkers:

Hole #15 greenside — **right**

Hole #10 greenside — **front left**

Hole #3 greenside — **left**

Hole #8 greenside — **all**

Hole #14 greenside — **right** (additional reconstruction planned)

Hole #18 greenside — **all**

Additionally, some obscure bunkers will be removed completely, allowing for more resources, time and energy to be devoted to the maintenance of the primary bunkers. We also continue to look for ways to more effectively maintain the bunkers on a day-to-day basis within our work prioritization and budget constraints.

These efforts will positively impact our bunker quality,



however, I would like to point out that we inherited some serious bunker construction flaws and must contend with a very heavy frost heave every year. It will take some time and experimentation, but we are committed to improving the bunker quality on our courses. We ask for your patience during our construction phases, as some bunkers may be out of service for a considerable length of time as we make improvements.

Have a great 2015 on the courses and I personally hope your play "through the green" is bunker-free. But if you do find yourself in a sandy spot, hopefully you'll notice our improvements.

from the  
**Redmond Chamber of Commerce**

## Chamber of Commerce Awards Banquet to be held at Eagle Crest Resort

Chamber members as well as the general public are invited to join the Redmond Chamber of Commerce & CVB in celebration of citizenship, entrepreneurship, innovation and customer service during its annual **Awards Banquet on Friday, January 23rd**. The event will be held at 6 p.m. at Eagle Crest Resort Convention Center.

During this event, the Redmond Chamber of Commerce will recognize people, businesses, members and sponsors with awards and honors. As an annual meeting of members and stakeholders, it's also the Redmond Chamber's opportunity to review the year's accomplishments while looking forward to the goals for 2015.

"This is our opportunity to thank our members and the community at large for an outstanding year," said Redmond Chamber Executive Director Eric Sande. "Attendees will en-

from  
**Northview Community Services**

## 2014 Starfest Can Food Drive collects 412 pounds of food

By Bart Bartholomew

Happy New Year everyone! The 2014 Starfest Light Show's Can Food Drive was a great success this year, collecting **412 pounds of food donations** from owners, guests, visitors, and employees enjoying our annual light display.

The food was donated to the St Vincent de Paul Food Bank of Redmond and was distributed to people in need during the holiday season. Please remember that the hungry and homeless need food the rest of the year. Thank you for all your generosity and all you did for the Can Food Drive.

There were other Can Food Drives on property this year, such as the Eagle Crest Sports Centers Can Food Drive and our own Employee Holiday Party Can Food Drive. Thanks again to all!

joy the wonderfully creative banquet tables decorated by member businesses, great giveaways, and of course our awards and honors presentation."

Along with recognizing all premier level members for the new year, the Chamber will give out awards for the following categories: Citizen of the Year, Business of the Year, New Business or Product, and Customer Service.

Besides the night's honorees, attendees enjoy the traditional "mad dash" to the individually decorated tables in anticipation of the giveaways and prizes that are unique to each centerpiece and place setting. Multiple local businesses sponsor tables each year, one which they decorate with a theme, complete with giveaways and sometimes prizes and games.

The cost to attend the event is **\$35 per person**, which includes dinner and all table giveaways. RSVPs are required to attend this year's Chamber Awards Banquet. To make a reservation, contact events director Karen Sande at [karen@visitredmondoregon.com](mailto:karen@visitredmondoregon.com) or at **(541) 923-5191**.

-source: visitredmondoregon.com

