



THE RIDGE
AT EAGLE CREST™

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Ridge Newsletter



from the **Community Wildfire Protection Committee**

2016 a busy year on the Ridge for wildfire protection

It was a good year in the effort to reduce the risk of wildfire damage and improve the safety for owners and visitors on the Ridge. Members of the Ridge Community Wildfire Protection Committee, Ridge owners and Ridge Community Services all pitched in to create defensible space around resort common areas, homes, and other facilities.

Early in the year, 42 acres of Ridge common area were subject to juniper removal to create space between trees. Treatment included limbing-up the remaining junipers and some pines, removing flammable shrubs from under junipers and pines, and

thinning out dense patches of flammable shrubs. In the spring, owners took advantage of the FireFree event to improve the defensible space around their homes, resulting in the removal of about 500 cubic yards of flammable tree, shrub, and grass debris.

In November, eight acres of non-irrigated common area in Creekside Village was treated to create wildfire defensible space and a safer environment in the neighborhood. About 900 cubic yards of flammable tree and shrub debris was removed from Creekside.

In 2017, five additional Ridge neighborhood common areas (Desert

Sky, Vista Rim, Eagle Creek, Forest Ridge, Forest Greens) will receive similar treatment. After the work is done, it will be easier to maintain these areas.

The Ridge has been nationally recognized as a FireWise Community since 2014. Much has been accomplished to better defend against a wildfire event, but there is more to do. Please go to the Ridge Owners website at www.ridgeowners.org Association Info > Committees > Community Wildfire Protection for more information. Owners also can look forward to attending a spring Wildfire Protection Forum and FireFree event in 2017.



BEFORE CWP TREATMENT (CREEKSIDE VILLAGE)



AFTER CWP TREATMENT(CREEKSIDE VILLAGE)

WHAT'S NEW?

Mailbox key procedures have changed. In the past—whether you needed a new mail key, a replacement, or needed to have your lock changed—you came to the HOA Management office for assistance. Now, as in most HOA managed communities, the local Post Office is managing all mail boxes and keys for Ridge residents. For assistance with mailbox keys, please visit the Redmond Post Office at **618 NW Hemlock Avenue**.



On being a good “pet parent” in an HOA community

Of all the calls and emails received by the management office, one of the most frequent topics is pets. Many of us are pet owners and animal lovers. We consider our pets as members of our family and want to share the beautiful place we live in with them. Keeping this in mind, a few very important rules must be followed to keep peace with our neighbors and avoid costly CC&R violation fines.

Keep your pet under control. If you are not used to living in a managed community and you haven't read your Association's governing documents, you may think, "My dog is well-trained and well-behaved. Why do I need to have her leashed when she follows right beside me on our walks?" We cannot judge whose pet is well-trained and whose is not. That is why the on-leash rules apply to everyone. Ignoring these guidelines can result in significant fines. There have been instances where unleashed pets have been aggressive towards other animals and their owners. In some cases, owners of aggressive or threatening animals can be required to remove the animal in accordance with the CC&Rs.

Clean up after your pets. No one likes to see pet waste when they are enjoying a walk or bike ride, or even sitting on the deck to enjoy the view. That's why there are "doggie stations" located throughout the resort to make picking up after your pet easy and convenient.

Don't allow a barking dog to annoy your neighbors. Most dogs bark, but continuous barking for an extended period of

time will drive anyone crazy. Oftentimes, this happens when you are away from the house and your dog is home alone. Just be aware that if we get a call from your neighbors, we will be contacting you.

These rules, and much more, are covered in the Ridge CC&Rs and the Policies and Procedures, both of which are available at www.ridgeowners.org. By following these simple rules, you can avoid conflict with your neighbors and non-compliance letters and fines from your Homeowners Association.



According to Ridge CCRs, pets must be kept on a leash no longer than six feet for a fixed-length leash or up fifteen feet (when extended) if a retractable leash, one end of which is held in the owner's hand at all times



Tips for protecting your home and property

We are fortunate that property crimes are rare at Eagle Crest. Regardless, that doesn't mean you can't take precautions to prevent them. According to law enforcement officials, break-ins and thefts rise during the holiday season. Below are

a few tips to make your home less appealing to criminals.

Trim back any overgrown vegetation so that your home's windows, decks and doors are visible to neighbors and passersby. Don't give intruders places to hide or camouflage signs of a break-in.

Close shades, drapes and other window treatments to keep potentially tempting household items out of view.

Don't draw undue attention to your home by discarding empty boxes, for items like a flat-screen, video game system, a laptop computer or other expensive home elec-

tronics at the curb with your trash. Promptly bring in deliveries left on the porch, or consider using the "Ship-to-Store" option offered by many national retailers.

Use timers that are hooked up to indoor lights. Setting a timer to switch on about 30 to 45 minutes before it gets dark makes it appear more like someone is really at home.

Don't let newspapers or deliveries build up on your doorstep. If you are on vacation, suspend the service or have your neighbor pick them up for you. Promptly bring deliveries inside, use or consider using the "Ship-to-Store" option offered by many national retailers.

Don't leave status updates on social media such as Facebook broadcasting that you're away.

Use a wooden dowel or metal bar for sliding doors and windows so they can't be pried open.

The best way to protect your home is to simply **lock all your doors and windows** whenever you leave home.

Have a tip of your own?

Send it to ownerservices@eagle-crest.com for consideration in the 2nd quarter newsletter.

from the Storm Water Improvement Committee

2016 Drainage Improvements on the Ridge

Many of the projects that SWIC works on are a result of the original development lacking a comprehensive drainage plan. SWIC has responded to about 20 problems over the last 3 years. Solving these problems has created a drainage plan for the West side of the North butte. SWIC improvements in 2016 included:

Highland View Loop/William Lyche

Both sides of Highland View Loop and the south side of William Lyche Drive from the intersection down to Creekside were upgraded. A buried culvert at Creekside was also found and repaired.

Victoria Falls A berm was installed on the 11th tee box. SWIC paid for the dirt and the golf course did the



work. The drainage ditch on Victoria Falls was changed to divert water off the road and onto the golf course. Both projects were done to protect the homes at the intersection of Victoria Falls Rd and Ribbon Falls Rd.

Summit Ridge This project was started in early 2015. The goal of this project is to manage the storm water flow from Summit Ridge Court, along Highland View Loop,

thru Trail Creek and out to the BLM land to the west of Eagle Crest. Although still incomplete, the majority of this work has been completed. Several hundred feet of drainage ditches on Summit Ridge Court and Highland View Loop were upgraded, and a weir was placed in the upper portion of Trail Creek to force storm water west through a new drainage ditch to the BLM land.

Snowbirds: Have you winterized your home?

If you are a snowbird heading south for the winter, there are several key things you can do to help protect your home. Taking these steps can protect your home from possible threats relating to theft and water damage while you are away for an extended period of time.

Make your home appear occupied.

Forward your mail, stop newspaper delivery, and ask a friend or relative to collect flyers or other items that may be left at your door. Arrange for someone to remove snow from the driveway after storms. Use a timer for a lamp in the kitchen or living room to make it appear as though someone is home.

Reduce the risk of water damage from frozen, damaged or burst water pipes.

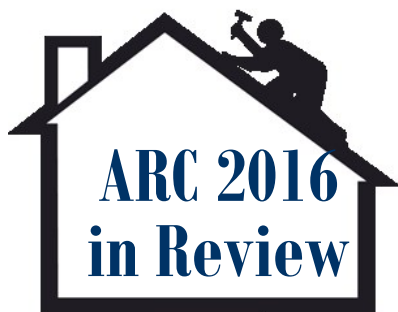
Open kitchen and bathroom cabinet doors to allow warmer air to circulate around the plumbing. This will

prevent frozen water pipes, and good ventilation also helps remove excess moisture, preventing mold and mildew growth. Keep your thermostat set at 55-60 degrees and keep the air flowing all winter. Consider turning off your water at the main valve. Toilets, sinks, washing machines, icemakers, and dishwashers are served with a water supply line which is responsible for the most water leaks. After shutting off the water, drain toilets of water and keep faucets open to prevent pressure buildup. To help confirm that the pipes have been drained, you can have a plumber blow compressed air through the pipes. If you decide against shutting off and draining your water pipes, consider installing a water flow sensor and low-temperature sensor on your main water supply pipe. Many newer water flow and temperature sensors are equipped with technol-

ogy to allow remote access via smartphone or tablet.

Keep pests out. Close the fireplace damper to prevent animals and rain from entering. Inspect your home's exterior for openings that animals could use to enter. Clean your home thoroughly to discourage rodents from moving in—don't forget the oven! Clean, defrost and unplug refrigerators and freezers, wiping them dry and leaving doors propped open to prevent mildew.

Ask a trusted friend or neighbor to keep an eye on your home. Give them a key to access to your home so they can monitor heating, electrical, and water systems. Eagle Crest Maintenance offers snowbird services to Ridge owners for \$39/hour. Contact Maintenance Supervisor Travis Remick at 541-923-9633 or travisr@eagle-crest.com for more info.



It's been a busy year for the Architectural Review Committee on the Ridge. 2016 saw 58 new homes started, down slightly from 2015, when 64 new homes were built. 43 new landscapes were installed this year and 34 homeowners made significant improvements to their existing landscapes. 24 different builders have new construction projects still active on the Ridge, some with multiple builds. Overall, through December 1st, 333 submittals were reviewed by the ARC in 2016. Don't forget to submit applications for all proposed exterior improvement projects to the HOA management office for ARC review. If you have ARC questions, call Susan at 541-548-9300 or email susanr@eagle-crest.com.

Watch your speed while driving at Eagle Crest

By Jeanie Jenks and the Maintenance and Oversight Committee

Have you ever had a near-miss car accident on a tight turn at Eagle Crest? Have you noticed gravel scattered all over the road? Have you noticed reflectors that are smashed down? **Speed is to blame.**

Do you blame it all on contractors and their big long trailers whipping around the turns? You may blame construction trucks. **However**, our MOC *secret agents* have taken personal time to watch at problem road points and find that our own Eagle Crest friends and neighbors are also to blame.



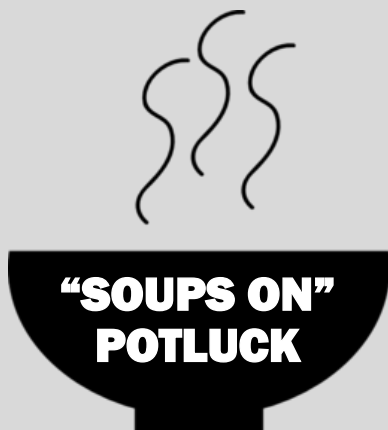
Sadly, I admit I am one of the culprits. I have slowed down in the last few months and it has really made a difference. I can swing around each turn correctly instead of cutting corners. I know I use less gas over the long run. I never come up on someone's car unexpectedly because I can see them coming around the curves. And, I am more relaxed when I reach my destination.

Plan ahead. Add extra minutes to your drive and Slow Down.

Remember WHY you moved here. *Relax.* Spend more time at Eagle Crest.

Drive 20 MPH.

Check out the fun activities the Social Committee has planned for 2017!



Northview Community Services wishes you a Merry Christmas

