



# Ridge Newsletter

## President's Message, Dec. 2017

*Butch Henry  
RECOA Board Pres*

Happy Holidays to our friends and neighbors at Eagle Crest. I trust this message finds you well and joyous in the holiday season. "Life is Good at 20 MPH."

In 2017, our theme for the Board of Directors was to be mindful of our speed within the Resort and improve community safety. For 2018, the Board will establish a new theme, so please contact your Board Member or NV Community Services with your recommendations.

Recently, we participated in the Annual Meeting for RECOA. We enjoyed a large

crowd at the River Run Events Center where we celebrated the projects and events of our Committees in 2017. We also thanked outgoing long time Board Member Dr. Richard Ashton who has served our Community for many years. We welcomed new Board Member Gary Ruppert, who was elected to the Board to represent Voting Group 3.

Finally, I encourage all of you to spend a few moments over the next days and really appreciate the quality of life we enjoy here at Eagle Crest. Also, please join me in thanking the Staff at Owner Services and the 120 Volunteers that make up the Committees that serve our "Community of Commons".

Ridge At Eagle Crest  
Owners Association  
Board of Directors  
2017-18

Butch Henry	President
Don Rodich	Vice President
Jack Newman	Secretary
Marv Kaplan	Treasurer
Merle Irvine	Director
Norm Knodt	Director
Gary Ruppert	Director

## A note from the Webmaster about [ridgeowners.org](http://ridgeowners.org)

The Ridge owners' website at [www.ridgeowners.org](http://www.ridgeowners.org) is an effective source of communication for our community. The website is an important way to keep both Ridge current, and future residents up-to-date on community information, the calendar of events, newsletters, and official RECOA documents with information at your fingertips 24/7.

The Webmaster would like you to take a couple of minutes to review your RECOA website PROFILE for correct and accurate information. Just log onto the website, look for the "Update Your Info" box at the bottom left of the website. Click on it to review and edit your personal information. You'll

notice that can designate a USER #1 and a USER #2 in your profile with an email address for each. Once an informational email blast is sent out, both users should receive the email.



The email address for USER #1 is the primary email address entered to log into the website. If you forgot your password, click "forgot password" on

the login page.

If you are new to the community or have not registered with the RECOA website, now is the time. Go to the website and click "NEW" on the right side of the website. Fill out the necessary information and, once approved, a password will be sent to your email address for you to log onto the website. If you are not listed in the RECOA website member directory, you will not receive email correspondence.

You will soon see a link on the homepage with tips and additional information to navigate our website and the Member Directory. Questions about the website should be directed to: [webmaster@ridgeowners.org](mailto:webmaster@ridgeowners.org).



Winter is coming...  
prepare your home  
before it's too late!

**L**ast winter, homeowners reported hundreds of thousands of dollars in losses due to damage caused by winter weather. Such losses drive up insurance premiums and have resulted in large deductible payments and even loss of rental income for some owners. While the Association does carry insurance on attached dwellings, homeowners in these neighborhoods are still responsible for exterior maintenance—including winterization—as well as the \$5,000 deductible applied to any property damage claims. Stay warm and safe this season by winterizing your home today.

### PREVENTING FROZEN PIPES

Simply put, water expands when it freezes—your pipes do not. Pipes that freeze most frequently are those exposed to extreme cold (outdoor hose bibs) and water supply lines in unheated areas like basements and crawl spaces, attics, garages, or kitchen/bathroom cabinets. Preventing frozen and burst pipes is simple:

- Close all inside valves supplying your outdoor hose bibs. Open the outside spigot to drain excess water. Keep it open so that any water remaining in the pipe can expand. Cover the bib securely with a Styrofoam cover or “pipe sleeve”.
- Identify water supply lines that are located in unheated areas, such as the garage and under kitchen and bathroom cabinets. Leave cabinets and interior garage doors open during cold spells or while the home is unoccupied.
- Add fiber insulation to attics, basements, and crawl spaces. Add foam sleeves or UL-listed “heat tape” to exposed pipes.
- In extreme cold, run both taps at a slow drip from any faucet served by exposed pipes. Running warm water through the pipe, even at a trickle, helps prevent pipes from freezing.
- Keep the thermostat set to the same temperature day and night to prevent pipes from freezing and bursting overnight.
- Set the thermostat to at least 55° F while you are away. Ask a friend or neighbor to check your house regularly to ensure it's warm enough to prevent freezing. If your home is unoccupied all winter, shut off and drain the water system.
- Seal exterior leaks and cracks near pipes with fire-safe caulking or insulation. Cover exterior vents, ducts, and dryer vents.

### PREVENTING ICE DAMS

Ice dams form when warm air from inside your home melts snow on the roof. As the meltwater reaches the colder eaves, the water re-freezes and creates a buildup of ice along the edge of the roofline. You can prevent ice dams by promptly removing snow from your roof, using a push broom with stiff bristles to remove snow from flat and low-slope roofs, or a roof rake for sloped roofs. Of course, if you're unable to easily and safely reach the roof, or unsure about your ability to do so, ask a professional to do the job.

- Keep the entire roof the same temperature as the eaves. Add insulation to the attic floor to keep heat where it belongs, in your living space. Insulate attic access doors with a cover, or seal an existing hatch with weather-stripping. Make sure all ducts from bathrooms, kitchens or other living areas exhaust to the outside and not into the attic or through the soffit.
- Over time, chimney flashing may crack and separate from the roof, causing hot air to potentially escape and allow water to trickle in along the chimney. Chimneys should be swept yearly before use—ask your chimney sweep to check the flashing and, if necessary, repair or replace it.
- Seal points where warm air leaks from the living space into the spaces immediately below the roof sheathing, including vents and ducts. Ventilate the space between the insulation and the roof sheathing, so any heat that does leak through is carried away. This can be achieved with a ridge vent paired with continuous soffit vents, which circulate cold air under the roof.
- Clean your gutters before freezing temperatures hit. If an ice dam does form, melt troughs through the ice dam with a calcium chloride ice melt product. One way to do this is to fill an old pair of pantyhose with ice melt and lay it vertically across the ice dam, creating a path for meltwater to flow freely.

Preventative maintenance saves homeowners valuable time, money, and resources spent in the mitigation and repair of damages; and owners reap the added benefits of a cozier, well-insulated home. Contact NVCS for additional winterization tips, help finding a handyman, or more information about the insurance policy carried by the Association for attached dwellings. Call us at 541-548-9300 or email [ownerservices@eagle-crest.com](mailto:ownerservices@eagle-crest.com).

# Protect your landscape this winter with these tips

Dave Wydra  
Land Effects, Inc.



Greetings Eagle Crest Residents! The leaves are falling, which means that it's time to put your landscape to bed for the winter. Planter beds, potted plants, turf, water features, etc.; to a degree they all require some sort of preparation to enable them to withstand the rigors of winter in Central Oregon. Here are a few quick tips to help you with the winterization process:

**Turf:** Outside of mowing and removing leaves and needles, there's not a lot of extra steps necessary to prepare your lawn for cold weather. Optimally, turf should be allowed to "harden" gradually. The potential for problems increases if your lawn is still growing aggressively from a heavy fall fertilizer application. Fall fertilizer should be applied after your turf has gone dormant for the season, preventing a late season "flush" of growth and providing nutrients for that early spring green-up.

**Ornamental plants:** Depending on variety, most perennial plants can be cut down nearly to the ground. Leafy, succulent types can be pruned all the way down to soil. Taller, woody types should be left anywhere from 6" to 2'. Non-native evergreen types can benefit from some sort of simple insulation like straw or clean pine needles added around the base of the plant.

**Patio/Deck pots:** Remove spent annuals, prune perennials. If there are evergreens, just be sure to keep the soil moisture adequate throughout the winter. Be careful not to totally saturate the soil. Too much moisture and the soil can freeze and expand, causing damage to your expensive pottery!

**Water Features:** The process of winterizing your water feature can vary greatly depending on how its constructed and whether its operating seasonally or year-round.



With seasonal features we recommend removing the pump and blowing out the auto-fill (if so equipped). This entails disconnecting the water pump and storing it in a vessel of water large enough to keep the pump completely

submerged. Storing the pump in water will prevent the seals inside the pump from drying out and cracking. Be sure to keep the pump in a location where it won't freeze. If your feature has an auto-fill, this should be blown out at the same time as your irrigation system.

With year-round features the main objective is to ensure the free flow of water throughout the entire system during freezing conditions. Ice buildup can cause a variety of problems and must be monitored constantly to prevent overflow and/or clogging of the pump skimmer box. Be sure to familiarize yourself with how the auto-fill mechanism is plumbed. If it is connected to your irrigation system (more typical) then you must keep the water level in the feature maintained throughout the winter by adding water using a garden hose. If you have a dedicated pipe supplying water to the auto-fill (less typical) then your only concern is making sure that the plumbing involved is adequately insulated.

Hopefully, these little tidbits of info have provided some answers to any lingering questions you may have had regarding winter preparation.

Feel free to contact us with any other questions or concerns that may arise. Land Effects wishes you a safe and happy holiday season. Thank you for your time and support!



## Volunteer committee membership is a fun and engaging way to get involved!

Homeowner committees, including the **Maintenance and Oversight Committee** (or MOC) and the **Insurance Committee**, are currently seeking new membership. Volunteer committee service is a great way to participate in the stewardship of the RECOA community, and is a natural path to leadership positions on the Board of Directors for motivated homeowners. Committee meetings are an engaging and fun atmosphere for active discussion about landscape maintenance, culvert design, insurance policies, road safety, and so much more! MOC meetings are the **first Wednesday** of the month at **9:00am** and the Insurance Committee meets seasonally prior to renewals. If you are interested, please contact us at: [ownerservices@eagle-crest.org](mailto:ownerservices@eagle-crest.org). For the MOC, please email [moc@ridgeowners.org](mailto:moc@ridgeowners.org).



Come check us out for lunch!

Try one of our signature sandwiches or salads

**For a limited time, save \$3.00 on any purchase over \$10.00!\***

Open from 7 a.m. to 4:30 p.m. daily, to-go orders welcome 541-548-9591

Located in the Ridge Golf Shop

\*Please bring this flier to receive discount (alcoholic drinks excluded from discount)



**Marie Weichman**

*Professor Art Department – Olympic College*



**PEOPLE OF THE PACIFIC**

*Thursday, December 7<sup>th</sup> - 7-8:15 pm  
River Run Event Center*

**ALL EAGLE CREST COMMUNITY HOLIDAY PARTY**

# Rock'n With Santa

**EAGLE CREST  
Convention Center  
Adults \$10 at the door**



**December 19  
6:00 to 9:00 pm  
Kids 10 and under \$3**

**Live Entertainment by:  
Sweet Red and the Hot Rod Billies**

**Holiday Dinner Meat and Scalloped Potatoes will be provided by the Social Committee. Attendees bring - Dessert, Side Dish, or Salad – No BYOB**

**Please sign-up at RECOA website: [www.ridgeowners.org](http://www.ridgeowners.org)  
Sponsored by: RECOA Social Committee**