



Ridge Newsletter

Message from the President: Sports Center Update



Butch Henry
*RECOA Board
President*

Thank you to overwhelming support we received over the last year from all the RECOA Owners regarding the ongoing negotiations of the Joint Use Easement Agreement for the Sports Centers. The attendance and engagement at the info meetings was outstanding.

I want to update you on the current status of the Agreement.

In December, the parties agreed to amend the Agreement and entered into the Second Amendment of the Second Amendment of the Joint Use Easement Agreement. This amendment consists of the following points:

- ◆ Extends the current agreement until December 31, 2021. Please

understand that no agreement is in place after that date.

- ◆ Establishes two committees. First the JUSE which is composed of 2 representatives from RECOA, ECMA and ECAG each. The purpose of the JUSE is to study policies and procedures of operating the facilities and the access of guests and making recommendations for changes to these policies going forward. Second, the establishment of the advisory committee made up of 2 representatives from RECOA and ECAG that study and review the maintenance and operations of the Ridge and Lakeside sports centers and collaborate on long term improvements to those facilities and other potential facilities at RECOA. Please note that these two committees are not standing

committees of RECOA and therefore are not subject to the RECOA Committee Policies and Procedures.

- ◆ Updated language on the insurance provisions of the ongoing current agreement.
- ◆ Finally, establishes the Restricted Capital improvement funding for the possibility of adding facilities, modifying facilities and/or amenities.

The RECOA Board will receive reports from the new committee activity, so please look at the minutes of the RECOA Board Meetings for those reports and additional articles in this new letter, on the Owners Website at www.ridgeowners.org, email blasts and other forms of communication.

Again, thank you to all that have participated the Sports Centers discussions.

Spring is the season for Wildfire Protection



Ron Klein
CWP Committee

June is the start of the Summer wildfire season, but Spring is the time to create or make improvements to defensible space around our homes and lots. Ridge Owners should take time to look around their property to determine what can be done to better defend against a wildfire.

In general, this is what you can do. Establish defensible space by pruning or removing flammable

trees like junipers and shrubs, long dry grasses, pine needles and dry leaves away from your home, deck, roof, gutters as well as utility boxes and meters. Especially look for juniper, pines and other evergreens growing against your house, over the roof, and under the eaves. Look for woody shrubs that lead a path to your home or deck or under a tree.

Bark mulch too close to homes and decks also is a wildfire hazard. Last year, the Ridge Board of Directors approved a directive that all "...bark mulch may not be installed within

18 inches of foundations, decks, or enclosures." Ideally, no combustible material within 5 feet should be within your home or deck. Reducing the risk of flame contact with your home is the primary objective.

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Ridge owners website changes coming in 2019



Joe Kosanovic
RECOA Webmaster

The Internet is a constantly changing tool that poses new challenges to privacy and security. Individual web browsers, like Google Chrome, are pushing all Internet traffic to be encrypted. Ridge residents noticed the warning “not secure” on the web address line when opening the RECOA website (www.ridgeowners.org). That message had nothing to do with individual access levels or password-protected pages. However, the Internet traffic to the RECOA website was not encrypted.

A recent investigation by the

Communications Committee revealed that we needed to purchase a SSL certificate from our web provider. SSL stands for Secure Sockets Layer, the protocol that provides the encryption. SSL certificates provide secure, encrypted communications between a website and an Internet browser. A SSL certificate has recently been installed. Our RECOA website is now using HTTPS. The 'S' at the end of HTTPS stands for 'Secure'. It means all communications between your browser and our website is encrypted.

The other topic on the table for the Communication Committee for 2019 is an enhanced redesign of the RECOA website. As your Webmaster, I would welcome your input. Think about what you would like to see with a

reconstructed website. You're welcome to attend a Communication meeting to offer suggestions. Check the RECOA website calendar for meeting dates, time and location. Additionally, you can send your recommendations or comments directly to the Webmaster via email:

webmaster@ridgeowners.org

Thanks and Happy New Year.



Life is *still* good at 20 miles per hour



Maintenance and Oversight Committee

Be Careful Out There

Eagle Crest is a great place to live and vacation, which is why we have so many visitors between April and September. Slower driving means safer roadways in our Community. Many of you have slowed down and are driving at 20 MPH. Thank You for your contribution to a safer neighborhood! Please continue to drive at the posted speed of 20 MPH and have your guests do the same.



In 2018, the Maintenance and Oversight Committee (MOC) placed the Speed Radar unit at 22 locations on 5 RECOA roadways. These roadways included Eagle Crest Blvd., Golden Pheasant Dr., Murrelet Dr., William Lyche Dr., and Nutcracker Dr. The data shown that most drivers on these roads traveled between 20 and 25 MPH. Although some drivers drove over 20 MPH, many of these did not exceed 25 MPH. And, there were a few that exceeded 25 MPH.

Throughout 2019, the Speed Radar unit will again be placed on RECOA roadways.

The overall results of the 2018 Speed Radar studies are now being posted on the RECOA website. After logging-in to the website, go to Association Info, then Committees, click on the Maintenance and Oversight tab. This is where you will find the results of the 2018 speed radar studies.

2019 Activity Underway

The Committee has reviewed the budgeted projects for 2019 and will be

working with Eagle Crest Management to begin these projects. The new walking path along Nutcracker Drive is at the top of this list. The existing new path will be extended to the path near the Cooper's Hawk mail kiosk. This will provide safe access to the mail kiosk and connectivity to an adjacent walking path. This work activity will coincide with the asphalt seal coating that is planned for selective roadways this year.

An Invitation to Join

Please consider joining the Maintenance and Oversight Committee (MOC). Your knowledge is needed if you have a background in commercial landscape maintenance, water feature pond and stream maintenance, landscape design, or horticultural knowledge of landscape plants.

Be a part of a group that is Forward Thinking and Solution Driven! Meetings are engaging, fun, and have active discussions. Meetings are the first Wednesday of the month at 9:00am. If you are interested, please contact us at moc@ridgeowners.org

EAGLE CREST GOLF SPOTLIGHT



Ron Buerger, PGA
Eagle Crest Golf

We are all wishing that the snow will melt and spring weather arrive soon in its place. While we're waiting for that arrival, I wanted to let you know that our new 2019 rates are available to view on the web at www.eagle-crest.com. It's going to be a great year of golf on the resort and I wanted to reach out and share some exciting news that will no doubt have a positive impact on the 2019 season.

Most importantly, our new fleet of club cars are set to arrive in mid-March. Each cart will be equipped with a USB port as to allow for personal electronic devices and GPS yardage apps to have a steady flow of power for the duration of your round.

Next, our work on the 18th hole water feature is on schedule and will be completed by mid-May and will showcase a fountain. Additionally, we'll be adding another 3-4 holes of cart path resurfacing this spring.

We are excited to have purchased a new piece of turf equipment that will greatly improve our turf quality and make spring golf more enjoyable. Play will no longer be interrupted or impacted by large core removal aerification on any of the Eagle Crest Courses. In addition, new bunker

sand for the Challenge Course will be added by July 1st.

We will be adding four new machines for mowing the greens and this will help with our quality of cut and enhance our putting surfaces as well.

There are a few other exciting plans in the works that I will be sure to share once we get the green light, so stay tuned.

All of this continues the momentum we gained last year when we were finally able to invest some capital dollars into our Ridge and Challenge Courses. Where we repaved nearly 1/3 of our cart paths, added sand to the bunkers and fountains to the ponds.

While I have you, I wanted to alert you to some big events scheduled this year. The shootout will return to the Ridge Course in late April. The AJGA Junior Championship will be back again in late June and in early August we will be hosting the OGA Stroke play championship. The Resort Course will be again hosting the PGA Junior League finals in Mid-August.

If you ever have any thoughts or concerns please don't hesitate to call, write or stop by the office. Pray for sun and I'll see you on the short grass, Eagle Crest golfers!

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"SPRING IS THE SEASON FOR WILDFIRE PROTECTION"

In May, everyone on the Ridge will have an opportunity to participate in the FireFree Event, starting Wednesday, May 1 to Sunday, May 12. During this time, Owners may deposit flammable limbs and other wildfire hazardous yard debris street-side along your property. This material will be picked up and disposed of at no charge to the Owner.

Only eligible flammable plant debris, including evergreen limbs, sage, rabbitbrush, 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. 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 the wildfire hazard will be picked up. Please keep your plant debris free from these contaminants or it will not be picked up.

To learn more about how to prepare your home for a wildfire event, go to The Ridge Owners website at www.ridgeowners.org. Under the Association Info dropdown menu, go to Committees and then click on Community Wildfire Protection. There you'll find the Ridge Wildfire Protection Program document and additional helpful information about creating defensible space around your home or on your lot.

Community Wildfire Protection Committee members also will be available to perform on-site visits to answer Ridge Owners' questions about meeting the defensible space standards around their homes. Appointments may be arranged by calling Ridge Owner Services 541-548-9300 or by emailing cwp@ridgeowners.org.



Resilience Plan town hall dates set: Mar. 26, Apr. 30



Utility Committee

Let's say all electrical power goes out for a few days here at Eagle Crest. What's the big deal other than your refrigerator and freezer and maybe heat if it's the middle of winter? Why should this concern you? Electrical power is essential to operate water and wastewater (sewage) pumps, the wastewater treatment plant, and a host of other equipment that enables water to flow into our homes and wastewater to be moved out. Oregon Water Utilities is completing a project to provide backup power for the wells that provide us with water. Our water supply will be more secure with this investment. But there is no backup in providing power to home septic systems. This means that if Central Electric's power supply to Eagle Crest is interrupted -- a real possibility -- your septic pump will stop operating. This risk is more than a matter of inconvenience. It could lead to serious health and safety problems -- In a severe case, sewage could back up inside sinks, showers, toilets, etc. RECOA has recognized this risk and has prepared a Resilience Plan to address it.

RECOA's Utility Review Committee is sponsoring town halls this spring that we urge owners of single, custom homes to attend. At the town halls, we will explain the risk of an extended power outage, provide you with alternatives as a homeowner, hear your

questions and concerns, and ask for your help. The town halls will be held on Tuesday, March 26, at 6:30 pm and Tuesday, April 30, at 6:30 pm. Both sessions will be held at the RiverRun Event Center. Beverages, including no-host wine and beer, will be served.

All home owners on the Ridge are welcome to attend, but if you are an owner in Eagle Creek, Forest Ridge, Forest Green, Creekside, Desert Sky, or Vista Rim neighborhoods, you may find it less necessary. Septic systems in these neighborhoods are shared among owners and RECOA is arranging for upgrades to these multi-home systems to minimize the risk of an extended power outage. But if you are the owner of a single family, custom home, including Highland Parks, your tank is not shared, and it will be your choice and responsibility to fund an upgrade to your equipment. The town halls will be oriented toward helping single, custom homeowners make a well-informed choice, and we hope to see you there!

Until then, check out our web page on the owners website at www.ridgeowners.org. We are posting new information materials that will be of use to you. After logging on to the site, go to the "Association Info" tab on the left side of the Home page, click on "Committees" and then "Utility Committee". Feel free to contact the Utility Committee with your questions and concerns at utility@ridgeowners.org.

ALL ABOUT ICE DAMS

What are ice dams?

Ice dams form at the edge of roofs or gutters following a large snowfall. As the home's rising heat warms the underside of the roof, melted snow waters water runs to the cold, unheated roof edge where it refreezes. Melted snow trapped by the ice dam keeps water from draining off the edge of the roof. When this water backs up too much, it can be forced under the shingles and cause dripping into the walls, insulation, attic, and home.



How do you prevent ice dams from forming after a large snowfall?

Ideally, removing the first three to four feet of snow from the roof-line following a storm greatly reduces the risk of ice dam formation. A roof rake or soft bristled broom is the best method. Break up and remove the ice dam before raking any snow from the roof. Large ice dams should be removed done by a licensed roofing professional to prevent damage to the roof.

Is ice dam removal covered by the HOA in my neighborhood?

Unfortunately, snow and ice removal from roofs is not included in your dues. The snow removal budget provides enough funds to have the roads plowed and some walkways and parking pads cleared during a large snow event. Ice and snow removal from the roof is a homeowner's responsibility. Most homeowners policies provide coverage for damage to the structure of the home. Owners in Creekside, Forest Greens, and Forest Ridge pay for structure insurance through their dues. There is a \$5,000 deductible per event, and all potential claims must be reported to Kelsey Rook, Owner Services Manager, at 541-923-2591 or kelsey.rook@eagle-crest.com.