



Ridge Newsletter

BUILDING COMMUNITY, ONE CONVERSATION AT A TIME



Butch Henry
RECOA Board
President

I trust this message finds all of you well and enjoying the incredible spring weather here in Central Oregon. I want to personally thank all the volunteers that have been working projects this winter and spring in preparation for our “busy season” that begins with the Memorial Holiday and culminates in September.

Kudos to the Communication Committee for all the work preparing for the Town Halls, notices, forums, the new website and collaboration with many of the other committees getting their work front and center to all Owners.

Thank you to all who participated in the planning and execution of the recently completed Fire Free event. This was a significant effort as a result of all the damage that was caused by the late winter storm. Thank you to everyone for your input and patience through this effort.

Please mark your calendars for the upcoming Owner Orientation that will occur on June 11th. This is a must do event to learn of all the projects, committees and processes of living at Eagle Crest Resort. You will have the opportunity to consider signing up to volunteer on a committee. We have a real need for more active owners to participate and use their skills from their profession and leadership capabilities. I encourage all our

owners to consider becoming involved with a committee.

Finally, I want to thank all of you for your continued support and comments to the Board of Directors. Early this year, your Board set about improving communication within the community. We asked for your input and we have been receiving it and incorporating it into our discussions and processes. Please take advantage of the new sections of the updated and reformatted website to post information, participate in surveys and become more active within the community.

Cheers to an incredible summer. “Building our Community, One Conversation at a Time”



Our website upgrade is complete
Check it out at www.ridgeowners.org

[Login](#) | [Register](#)

New Format - Easier Navigation - New Features



RECOA Resilience Plan town halls successful



RECOA Utility Committee

RECOA's Utility Committee and Oregon Water Utilities have a plan for managing these risks, and homeowners have an important role to play. Oregon Water is completing a project to install back-up generators and other equipment that will protect the Ridge's water supply when a power outage occurs. Steps are also being taken to ensure our wastewater systems operate during an outage.

In March and April, RECOA's Utility Review Committee sponsored town halls on the risks and RECOA's Resilience Plan for our water and wastewater systems. Attendance at the town halls far exceeded expectations, and we thank the many homeowners who attended!

The Ridge's water and wastewater systems rely on electrical power 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. Until now, there has been **little or no backup** in providing power to these systems - if Central Electric's power supply to Eagle Crest is interrupted by wildfire, a major storm, an earthquake or other event, you will quickly have no water and septic pumps will stop operating. The risk is more than a matter of inconvenience—it could lead to serious health and safety problems.

RECOA is implementing a 5-year program to replace septic control panels in the Eagle Creek, Forest Ridge, Forest Green, Creekside, Desert Sky, and Vista Rim neighborhoods. By replacing the control panels, portable generators can be used to move effluent out of septic tanks and into the utility's collection system for treatment in the event of an extended outage.

At the town halls, we presented three alternatives available to owners of single, custom homes to upgrade their septic systems. If you missed one of our forums, please check out our web page at www.ridgeowners.org. After logging on, go to the Association Info

tab on the left side of the Home page, click on Committees and then Utility Committee. You might pay particular attention to the FAQs for owners of single custom homes and the Alternatives handout.

At the town halls, concern was expressed about the decision process and a new RECOA requirement that an upgraded septic control panel be installed before a single, custom home is re-sold. After considering the comments, RECOA's Board has reaffirmed the resolution it passed in July 2018. Owners of single, custom homes are urged to upgrade their septic control panels during the next 5 years, 2019-2023. The upgrades are voluntary, with two exceptions: an upgraded panel must be installed when an existing panel fails and when a single, custom home is being re-sold.

RECOA's Utility Committee looks forward to working with you to make our community more resilient. Your questions and comments are always welcome— send us an email at utility@ridgeowners.org.

NEW OWNER ORIENTATION: JUNE 11 AT 7PM



RECOA Social Committee

ATTENTION: ALL NEW OWNERS!!
Please join us on Tuesday, June 11th from 7 to 8:30 PM at the River Run Center at 1730 Blue Heron Drive!

If you have moved into Eagle Crest within the past year, you will enjoy this annual orientation for new homeowners sponsored by the RECOA Communication Committee. It will answer many of the questions that you may have about a variety of things here in this community. There will be a video overview of the area where you will learn about the history and development of Eagle Crest, and a bit more about some of the many

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Eagle Crest New Owner Orientation

TUESDAY – JUNE 11th – 7:00 to 8:30 PM

River Run Event Center – (1730 Blue Heron)

Informational Forum with Speaker Presentations and Q&A

Learn & Meet:

- Association Board & Committees
- Activities & Social Opportunities
- Homeowner Owner Services
- Management Responsibilities
- Resort Information & History
- Golf – Sports Centers – Dining
- Local groups to join and enjoy
- Network with like-minded folks
- Connect with your community

No host bar – Refreshments provided

PLEASE RSVP - Sign-up at
RECOA Website – www.ridgeowners.org



Sponsored by: RECOA
Communications Committee



Mother Nature gets involved with reducing wildfire risk on the Ridge



Ron Klein, RECOA
CWP Committee

The late winter snowstorm did a lot of damage to the landscape on The Ridge this year. Hundreds of junipers and other trees were damaged or collapsed from the weight of the snow. The type of debris produced also was potential fuel for a summer wildfire. The annual FireFree event, originally scheduled for May 1-12, started earlier as Eagle Crest Community Services gave notice to Ridge owners to gather storm debris that would qualify for the FireFree event and place it street-side for pick up and processing.

Ridge CWP Committee members engaged its FireFree contractors early in April to more effectively manage the volume of material. Oregon Water Utilities, Ridge Golf Course, and Ridge Landscape staff were also involved in



gathering flammable debris for processing.

The result of this effort is impressive. **About 3,100 cubic yards or 259 dump truck loads of flammable plant material was collected off The Ridge. This represents over seven times the average amount of material collected in the previous five years of FireFree.** Most of the material was chipped back onto common areas as a soil amendment.

Special thanks go to the members of the CWP Committee for their “all hands on deck” effort to effectively and efficiently tackle this debris pick up. Support of the RECOA Board of Directors, Eagle Crest Community Services, the remarkable performance of the contractors and all the Ridge owners who participated in FireFree made this project a success.

FireFree 2019 is over, but there’s always more to do and learn about wildfire protection. Summer is a good time to create or make improvements to wildfire defensible space around our homes and lots. Learn more about how to prepare your home and yourself for a wildfire event by going



to The Ridge Owners website at www.ridgeowners.org. On the home page click on **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 are 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 emailing the CWP Committee at cwp@ridgeowners.org.

BE CAREFUL OUT THERE; IT IS VISITOR SEASON!



Maintenance and Oversight Committee

The overall results of the 2017 Speed Radar studies will be posted soon to the RECOA website. Go to the Committee tab then Maintenance and Oversight. The 2018 studies are already there. The speed radar unit has been dusted off and is currently in use. The results of the current 2019 studies will be posted to the web site after they are reviewed by the Committee.

For the 2020 RECOA budget considerations the Maintenance and Oversight Committee will be

discussing a project that will provide a walking trail connection from Sundance Ridge Loop (north end), uphill to Highland View Loop (entrance to Creekside Neighborhood). This will connect to the new trail, scheduled for completion in 2019, along the roadway from Highland View Loop to the Canyon Trail. A continuous stripe is being considered as an addition to the William Lyche Dr. roadway. This is to provide for a five-foot-wide lane that could be used by walkers when they walk up the William Lyche hill. A centerline would also be added to the William Lyche Dr. roadway to provide for vehicle traffic lane identification.

This proposal would provide a dedicated space for walkers without the need for additional asphalt (*see map image below for location detail*).

If you have comments regarding the provision of a walking lane on William Lyche Dr., please send your comments to moc@ridgeowners.org. The Committee will discuss this proposal at their June and July meetings.

The Maintenance and Oversight Committee is in need of new members that wish to be active and engaged in a committee that is Forward Thinking and Solution Driven. If you are interested, please contact us at moc@ridgeowners.org.



**"NEW OWNER ORIENTATION"
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RECOA ELECTION 2019

Are you interested in learning more about the ins and outs of homeowners association decision making, budgeting, and policy creation? Do you feel empowered to make decisions for the greater good of your community? Can you volunteer several hours of your time each month to your HOA? Three director terms are up for election this November, one in each voting group.

Further details about running for the RECOA Board of Directors will be sent to all Ridge owners in August 2019



Voting group 1: Eagle Ridge (aka East Ridge) homesites, Highland Ridge (aka West Ridge) homesites, the Falls, Eagle Springs, and Scenic Ridge
Voting group 2: Forest Green, Forest Ridge, and Creekside
Voting group 3: Highland Parks, Eagle Creek, Desert Sky, and Vista Rim



amenities of living here. There will be presentations by several, including the board president, management, home owner services, and representatives of some of the committees here on the Ridge, such as communications and grounds.

You will also learn about several events and organizations that exist here on the Ridge and how you can go about joining those that are of interest to you. Representatives from several of them including the sport centers staff, golf, quilting, fly fishing, and others will be there to answer your questions. You may just, over all, meet some new and interesting friends and neighbors! If you have not found out yet, there are a lot of very nice people living and working here at Eagle Crest, and a lot of things going on!

There will be opportunities to sign up for door prizes. We will have refreshments and a no host bar. Please sign up today at www.ridgeowners.org.

Ridge water systems upgraded to improve resiliency



*SouthWest
Water Company*

For the past two years Oregon Water Utilities (OWU) has been working on a project to install equipment to provide backup power to ensure drinking water is available for domestic and fire-fighting use in the event of an extended power outage. The full project is expected to be completed by June.

The project consists of the purchase and installation of three (3) large backup power generator units, a diesel fuel storage tank, and a fuel transportation trailer. The project also required the installation of electrical equipment at all of the water facilities that automatically switches on the backup power in the event of a loss of power from electric utility. OWU's

water professionals will run these generators for a short period each month and perform required preventative maintenance to ensure they are ready to serve our customers in a power outage event. OWU worked with a Bend based consulting engineer and the RECOA utility committee to design the project provide backup power required to supply our community with water for 10 to 20 days. OWU's waste water treatment plant is already served by a backup power generator and can continue to operate in a power outage.

The RECOA Utility Committee was instrumental in getting this project completed. They have enthusiastically pushed for these improvements since the change of utility ownership in June 2017. OWU shares the committee's concern that power transmission from

Central Electric Cooperative and the Bonneville Power Administration could be damaged in a wildfire, major storm event or even a Cascadia Earthquake interrupting Eagle Crest's access to power.

To coincide with the backup power for water production facilities, the Committee is championing an effort to upgrade septic tanks to accept backup power so dwellings in our community will retain access to sanitary services (sewer) during an extended outage. OWU is proud to partner with RECOA and serve our Eagle Crest community. We take pride in our core values of Customer Care and Stewardship of Environment; they are reflected in our day to day work, and these upgrades. Please don't hesitate to call 541-504-2305 if you have any water or wastewater questions.