



Ridge Newsletter

Spring is in the Air, *at last*

With spring just around the corner, Land Effects is preparing for another great season on The Ridge at Eagle Crest. Daytime temperatures are slowly increasing, which means that the various types of plants within your landscape will be waking up from winter dormancy. Depending on the species, some types begin their regrowth much earlier than others. Carbohydrates that were stored last fall will be utilized for spring growth, which is a crucial stage in the development of new foliage on perennial plants. Soil temperature, moisture content and sun exposure can greatly affect this process.

Another factor that can affect spring growth and development are the various foraging animals that frequent your landscape. Rabbits, marmots, ground squirrels, and especially deer can devastate the plants in your yard, making a quick meal out of those emerging bulbs, budding shrubs and returning perennial plants. Outside of putting an 8' fence around your entire property, there are a few tricks that are effective at preventing the damage caused by hungry animals. Individually covering plants with netting or fencing materials can be very effective, but also unsightly. Installing visual or noise-making gadgets is laughable (I've tried them all). I have experienced the most success by applying a repellent spray. There are a number of different brands and formulations on the market. Some appear to work better than others. A personal favorite, and one that I recommend, is a product called "Bobbex". At the risk of sounding like an advertisement, I am confident in saying that it works! It comes as a liquid, either in a pre-mixed spray bottle or in concentrated form, and is available at select ranch supply or landscape

nurseries, and of course on the internet. I recommend purchasing both the jug of concentrate and the ready-to-use spray bottle, which can be reused when empty. Common household spray bottles will quickly clog due to the consistency of the product. Be sure to mix at the recommended ratio, as too high a concentration can cause leaf and/or tissue damage. If you have broadcast irrigation, apply every 1-2 weeks. Drip irrigation will allow for greater intervals between application. Obviously, results can vary, but in my humble opinion this is the best and (in my experience) the most successful option.

For many of us, the environment surrounding our home is equally as important as the space within, putting a premium on protecting and nurturing your beloved landscape. Sometimes the simplest practices can make the difference between a lackluster yard or a stunning re-creation of natural beauty!

*Dave Wydra
Land Effects Inc.*



Spring is the Season for **Wildfire Protection**

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.

Creating Fire-Defensible Spaces

In March and April, you'll see Heart of Oregon crews on the West Ridge continuing their work on common areas, thinning out thick patches of junipers and flammable shrubs to reduce the risk of wildfire damage in our community. While this is a good start, protection measures need to go beyond the common areas. Ridge owners need to take a look around their own properties to determine what can be done to create a fire defensible space. Here are some tips on protecting your property in the event of a wildfire.

- ◆ Prune or remove hazardous trees (like junipers) and shrubs, long dry grasses, pine needles and dry leaves away from your home, deck, roof and gutters.
- ◆ Look for juniper, pines and other evergreens growing against your house, over the roof, and under the eaves.
- ◆ Look for woody shrubs that provide a path for fire to your home or deck or under a tree.

Owner's Forum

Learn more about how to prepare your home for a wildfire event, at the **Eagle Crest Wildfire Protection Forum** on Wednesday, April 26 from 7 to 8:30p.m. at the River Run Event Center. Deschutes County Sheriff's Sgt. Nathan Garibay, Emergency Manager for Deschutes County, will be the featured speaker. Members of the Ridge Community Wildfire Protection (CWP) Committee will also be at the forum offer more information on how to create defensible space against a wildfire event.

FireFree Event

In May, everyone on the Ridge will have an opportunity to participate in the **FireFree Event**, from Wednesday, May 3 through Sunday, May 14. During this time, owners can deposit flammable limbs and other wildfire hazardous yard debris street-side along their property.

This material will be picked up and disposed of at no charge to the owner.

Only eligible flammable plant debris, (evergreen limbs, sage, rabbit brush, 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 the property, next to the street.

Grass clippings, plastic bags, sod, rocks, household garbage, potting soil, flower planter debris, or other debris unrelated to reducing the wildfire hazard will **NOT** be picked up. Please keep your plant debris free from these contaminants or it will **NOT** be picked up.

For more information about the Ridge Community CWP Program, visit www.ridgeowners.org. Go to Association Info → Committees → Community Wildfire Protection.

CWP Committee members are available to perform on-site visits to answer homeowners' questions about meeting the defensible space standards around their homes by emailing cwp@ridgeowners.org.

From the Community Wildfire Protection Committee



The snow has finally melted and spring appears to be on it's way. Along with sunshine and warmer weather, comes the sights and sounds of new homes being built on the Ridge. While some measure of inconvenience is unavoidable, the Architectural Review Committee has rules in place that govern contractor's behavior during the building process. Please take a look at Section 6.0 of the ARC Guidelines for information on builder conduct. If you have a question or need to report a violation regarding new construction email susanr@eagle-crest.com or call 541-548-9300. If you get the opportunity during the construction process, remember to welcome your new neighbors to the Ridge community!

SLOW DOWN, Down, down ...

You've heard it many times! Please drive 20 MPH on our roadways. In 2017, the RECOA Maintenance and Oversight Committee (MOC) is sponsoring a 20 MPH Awareness Program to our owners and visitors.

We will create an awareness of the 20 MPH speed limitation on the Ridge, in the Eagle Crest Resort Community, through the use of the newsletter, safety reminders, safety slogans, and placement of the speed radar unit on high travel roadways.

Safer roadways benefit everyone. Please assist the MOC in promoting the 20 MPH speed limitation on our RECOA roads.



LIFE is GOOD at 20 MPH

From the Maintenance and Oversight Committee

Thank you in advance for your participation in making the roads on the Ridge safer!

Gutters, Gutters, Gutters

After a long hard winter here at the Ridge a few of our neighbors are experiencing ice dams, leaking roofs and damaged gutters. Did you know cleaning your gutters could prevent this from happening?

Neglecting to clean your gutters can turn a necessity into a nightmare. A gutter can get clogged with leaves, sticks, and other debris, causing damage to the exterior as well as the interior of your homes. Clogged gutters also make a nice home for pests, rodents, mold and honeycombs from bee infestations.

It is recommended that gutters on your home

should be cleaned twice a year, once in the spring and once in the fall. It is also important to clean your downspout, to prevent clogging and improper drainage.

As homeowners it is important that we maintain the value of our assets as well as the appearance of our association. Whether you live in a managed neighborhood or the master association, it is your responsibility to maintain the appearance of the exterior of your homes, and to clean your gutters.

Please be safe and let's get those gutters cleaned!



Protect your home from **DAMAGE**

Good Neighbor Policy and your furry friends

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

Volunteer readers needed for SMART program at Tumalo

This program matches kindergarten students with a reader who will give them vital one-on-one reading support, and books that they can keep for themselves and read with their family. The SMART Vision is: **An Oregon where ever student reads and is empowered to succeed. One child at a time. One volunteer at a time. One book at a time.**

The program is held on Tuesday and Thursday afternoons from 1:30 to 2:30 at the Tumalo Community School in downtown Tumalo – 19835 Second Street

If you have the time available, PLEASE consider becoming a volunteer. **Your efforts will be greatly appreciated and very rewarding.**

To volunteer, contact the Deschutes County SMART Office at 541-355-5601 or email tumalo@getsmartoregon.org. Volunteers can also sign-up on line at <http://www.getsmartoregon.org/about-smart/local-offices/central-area/>.



Are you involved with an organization that is looking for volunteers?

Send information to ownerservices@eagle-crest.com to be included in a future newsletter.