

RIDGE NEWSLETTER

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Happy New Year RECOA Community

A message from the RECOA Board President

I trust your Holiday Season was filled with family, friends and reflection. Please accept my deep appreciation and a hearty thank-you to all the volunteers that served our community in 2015. As we open 2016, our many volunteers are focused on finalizing the plans for the projects, maintenance, and services we enjoy here within RECOA.

Welcome to all of you who recently purchased or built out your property here at the resort. If you have not already found our website, please go to www.ridgeowners.org and register. The website is an excellent conduit to learning about all that is going on within RECOA—some of my favorites are the Frequently Asked Questions (FAQ), the contact information, and governing documents. I encourage you to surf the webpage, become familiar with it, and share information with your neighbors and community volunteers.

Recently, you should have received a mailing that included a message about view preservation as well as a 2016 budget specific to your neighborhood. Please don't hesitate to call on the management team should you have any questions about those documents, information found on the website, or if you want to join the volunteer committees.

Your Board of Directors has a regularly scheduled meeting every other month. We encourage RECOA owners to attend. Our next meeting will be held January 15th at 1:30 PM in the Administration Building across from the

Silver Leaf Café. If you would like an email notice about the meetings and the agenda, please visit the website or contact Owner Services and they will help navigate you through the protocol to receive these and other notices/announcements.

Our Social Committee has a full schedule of events to bring our resort together in 2016. The first event, scheduled for January 27th at 6 pm, is the "Souper Potluck". Please sign up to join your friends and neighbors for a fun filled evening.

Finally, I encourage all of us to take advantage of our sports centers during the winter months. They offer a full schedule of exercise classes and spa treatments. This is a great amenity that we all support through our dues fee system.

~Butch Henry, RECOA Board President



Eagle Crest's 3rd Annual Upscale Indoor Garage Sale

It's time to "Unload Your Junk From Your Trunk." Get rid of the clutter in your garage, basement, or home and sell it at the 3rd Annual Update Indoor Garage Sale. *Nothing to sell?* Come by to see what "must have" items you cannot live without.

If you would like to sell your items, the tables (2 per person) will be \$40.00. A portion of the table rental fees will go to "Healing Reins", a therapeutic riding center in Bend. All proceeds from your sales are yours to keep.

Table setups will take place on Friday, April 8 from 5-8 p.m. You are in charge of your own setup, breakdown, and manning the area. The tables can remain in place overnight as the convention center will be locked. However, neither Eagle Crest Resort nor the coordinators of this event are responsible for any loss or damage of your items.

GARAGE SALE

*Eagle Crest Convention Center
Saturday, April 9th
10:00 A.M. TO 3:00 P.M.*

If interested in sponsoring a table, please contact:

Karla Beesley
(541) 504-0119
Karla_beesley@yahoo.com

Linda Bender
(541) 526-1876
aztke70@gmail.com

New Year Special

Spend \$100 in the Spa during January and receive a *\$20 OFF coupon* for your next visit!

Call today to make an appointment.

Day Spa at Eagle Crest

8100 Coopers Hawk Dr. Redmond, OR 97756

541-923-9647

*\$100 must be spent in a single visit

*\$20 Off Coupon valid only on 1 hour services or longer

*Not valid with any other offers or specials

From the RECOA Board of Directors



Architectural Review is a vital component in protecting the aesthetics and property values in many Homeowners Associations. Many HOAs, including RECOA, have adopted architectural guidelines and restrictions which promote harmonious balance, maintain a pleasing and uniform aesthetic, and prevent neglect and deterioration of neighborhood homes. From a practical perspective, this process is administered by an Architectural Review Committee or “ARC”. The authority of the RECOA Architectural Review Committee to review plans prior to construction is found in the Declaration of Protective CCRs and Easements for The Ridge at Eagle Crest.

RECOA has recently fielded a number of inquiries regarding the requirement of the ARC to preserve “views” during the design and building phases of new homes; more specifically, whether the ARC must protect existing views when reviewing and approving new building plans. Unfortunately, there is no absolute right to a particular view from any lot. While the lot chosen by a homeowner may afford one view without neighboring structures it may change entirely once homes are built on adjacent lots. The ARC must always balance the right of a Lot owner to build a home within the guidelines with the preservation of the aesthetic appeal of the community. This includes views from neighboring lots.

While RECOA, and more specifically the Architectural Review Committee, take into account neighboring views when approving or denying plans for new homes, there is no requirement that views from any given location are preserved, provided all required setbacks and deed restricted height limitations are complied with as specified in the governing documents.

In a recent Court action filed against RECOA a homeowner alleged a loss of value to their home as a result of a home built on a neighboring Lot. The allegations included that the adjacent residential structure violated the purpose of the covenants on building height and visual aesthetics, but more specifically, the Complaint alleged that the newly constructed home obstructed views. This Court action necessitated the retention of counsel and expenditure of valuable RECOA resources before the matter was voluntarily dismissed by the homeowner.

The ARC exists to promote a harmonious balance to our wonderful community and has a difficult task ensuring the rights of new owners are preserved while protecting those same rights of the existing. This volunteer committee truly has the best interest of RECOA as a whole in mind and does an outstanding job of enforcing and applying the guidelines we have all adopted.

Board of Directors, RECOA



Homeowners' Generosity Brightens Holidays for Local Seniors

The Assistance League of Bend, Brookside Place Assisted Living, Redmond Health Care Center, and the Heights Assisted Living send heartfelt thanks for the gifts that The Falls at Eagle Crest residents, RECOA and Eagle Crest Resort residents so generously provided for the seniors at these Redmond facilities. Assistance League of Bend provides Secret Santa Gifts for nine facilities in Bend as well as the three in Redmond. These seniors are predominantly living on Medicaid or those seniors who have no family or friends to remember them at holiday time. Many of the gift bags had numerous items in them, some that were requested by those seniors and others were included just because the donor wanted the seniors to have a special Christmas. Assistance League of Bend has approximately 100 members and although many members adopted two seniors, we could not have provided the 61 additional gifts to the Redmond seniors without the help of the RECOA residents—particularly those in the Falls—and the Resort residents that participated.

A special thank you goes to Wilma Joanis for spearheading collection in The Falls along with her

trustworthy helpers Jean Sowles, Mary Clair Jorgenson and Linda Paxton. Sue Emmons from the Resort side assisted in the deliveries. Thanks to an anonymous donor, Assistance League of Bend was awarded a grant to provide special-needs gifts such as diabetic shoes, a rollator walker, towels, blankets, pillows, and sheets for 41 seniors in Redmond in addition to many special needs from the Bend facilities. These gifts were purchased by Assistance League of Bend members with the grant funds on a BIG shopping day at Fred Meyers. The gift bags were purchased at the Dollar Tree and a team comprised of Wilma, Jean, Mary Clair, Jeanne Kosanovic, Judy Lawton and Sue Emmons assembled the carload of gifts into their respective gift bags. The special-need gifts and the personal gifts were delivered on December 21st with the help of Wilma's husband, Jim Sorenson. There were four SUVs filled with gift bags! The parties at each facility will take place on Christmas Eve or Christmas Day. Thank you so much for your generosity and your caring for our seniors. They are often forgotten. We are making a difference, one senior at a time!

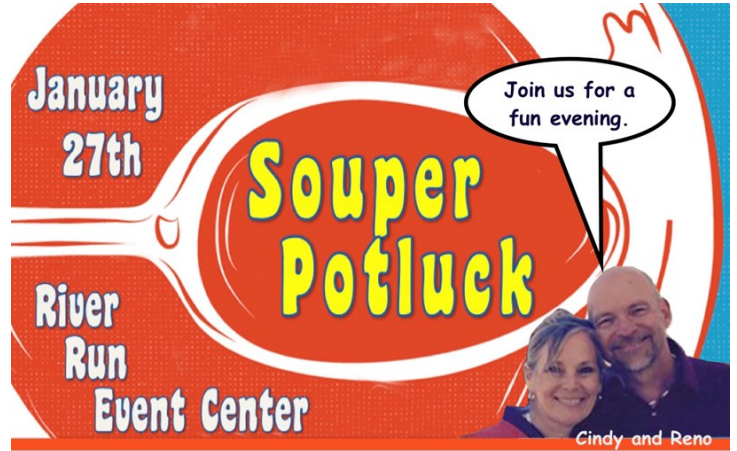


Pictured from left to right: Mary Clair Jorgenson, Jim Sorenson, Jean Sowles, Wilma Joanis, and Sue Emmons

From the Social Committee

The party-friendly volunteers of the RECOA Social Committee are starting the year off with a wonderful community event for all Eagle Crest friends and neighbors. A “Souper” Potluck is scheduled for Wednesday, January 27th, from 6:00 to 8:30 at the River Run Event Center. The Social Committee has received praise for their organization and planning of their events—most recently, the fabulous Holiday Fest Dance Party in December. This will be another popular potluck with a terrific variety of soups, chili, salads, bread,

and desserts being served. Music will be provided by the ever-popular **Reno and Cindy**. Plan on attending this party with neighbors and meet some new friends by **RSVPing** on ridgeowners.org.



All Eagle Crest Friends & Neighbors are Invited

Wednesday, January 27th - 6:00 - 8:30 PM

Adults \$7.50 Children 12 and Under \$3.00

You bring a SOUP/CHILI or SALAD or DESSERT

Music Performance by RENO & Cindy

CASH BAR (no BYOB) ★ MUSIC ★ FUN

**Please RSVP – at RECOA Website – www.ridgeowners.org
Event sponsored by RECOA Social Committee**

Don't forget to take down your Christmas lights by the 2nd weekend in January.



Top Five Reasons to Become a RECOA Volunteer

It's no secret that volunteering for our homeowners association can consume some of your time and energy. The role of a RECOA Board member or committee member is often a thankless one, but that's not to say it isn't rewarding. It is also a necessary role. Without volunteers to lead and manage our association, things would start to fall apart. Here are just a few reasons why homeowners should step up to the plate:

- 1. You have a vested interest in your investment.**
By becoming involved with RECOA, you can take an active role in maintaining property values and ensuring our community's quality of living.
- 2. Continuing education.** As human beings, we never stop learning. Working with others to see how things operate is one of the greatest educational experiences available. You'll also learn from others who have had interesting and dynamic careers.
- 3. Express your creativity.** Our individuality is what makes the world go around, as they say. When serving our community, you can find ways to express yourself which will benefit everybody.



- 4. It can be fun!** Serving allows you to get out and socialize and network with your neighbors. Friendships will naturally flourish.
- 5. Like to solve problems?** You'll find that it's easier and much more gratifying to help our community solve critical issues rather than criticize or complain.

Convinced? Good. Here's how to get started. Go to the RECOA website, click "Association Info", next click "Committees" for more information and who to contact.

Research has shown that volunteers are 50% happier.

On January 18th, we celebrate Martin Luther King, Jr. day.

Did you know:

- ◆ Dr. King skipped two grades in high school, 9th and 11th, and entered Moorhouse College at the age of 15 in 1944. He earned a Bachelor's degree in sociology by age 19 and graduated with his PhD at the age of 25.
- ◆ King is the youngest male to date to win a Nobel Peace Prize, winning it in 1964 at the age of 35. He donated all of his winnings to the Civil Rights Movement.
- ◆ Over 700 streets in the United States are named after Martin Luther King, Jr.
- ◆ Martin Luther King, Jr. Day was signed into law as a holiday in 1983 by Ronald Reagan, but was not officially observed by all 50 states until 2000.

From the HOA Management Company

Important message to residents of Creekside, Eagle Creek, and Forest Greens

The Northview Community Services office has recently heard several complaints about trash being dumped in the recycling enclosures in the Ridge at Eagle Crest. Our garbage and recycling service provider, High Country Disposal, will not pick up garbage that has been incorrectly discarded in the recycling and trash enclosures. They charge additional fees to send another truck out to the resort to pick up after careless litterers. This ends up costing YOU, the homeowner. It is an unsightly and expensive problem that has many owners and our recycling truck drivers frustrated, and understandably so. In fact—if this problem persists, then we may lose neighborhood recycling services altogether.



If you are a homeowner who rents or “lends” your home out to guests, please ensure that they receive adequate instruction regarding where to leave their garbage and recycling. If your neighborhood receives curbside garbage collection services, then it is YOUR responsibility to provide guests with a curbside trash bin for pick-up. High Country Disposal offers a variety of trash collection services to fit your needs, including twice-monthly and “as needed” pick-ups. They can be reached Monday through Friday from 8:00am—4:30pm at (541) 548-4984. If you elect to “skip” on curbside garbage service, then you and your guests must transport your trash off property to the local waste transfer station. Thank you for keeping Eagle Crest beautiful and litter-free!

From the Maintenance and Oversight Committee

Membership Numbers

After the Annual Meeting in November, a number of homeowners expressed interest in joining MOC, and six will be appointed by the Board on January 15. They bring a diverse set of skills to the committee, ranging from newspaper reporter to insurance broker to financial director to former HOA maintenance chair to clergyman. They represent neighborhoods on both sides of the Ridge and are committed to keeping our community a wonderful place to live. These individuals are: Jeanie Jenks, Richard Gray, Richard Hurd, Dale Luffman, Jack Newman and Bruce Branlund.

Call for Help

You do not have to be a member of MOC or attend meetings to help. Most projects are either already on the calendar or have already been approved by the board as special projects. What is needed from the RECOA membership is help in the field getting the projects done. You do not have to pick up a shovel, as most of the work involves inspections (e.g., culverts, lighting), roadside clean up, and oversight of work done by contractors. With committee members stretched thin in the field, your help would be appreciated.

New Leadership

MOC has new leaders: Ruth Mulligan is chairperson, Dale Luffman is co-chairperson and Jeanie Jenks is recorder. We look forward to a busy and productive year with these three at the helm.

