

# RIDGE NEWSLETTER

Published by RECOA and Northview Community Services



## from the Management Company

Are you a proud owner at the Ridge at Eagle Crest and passionate about keeping the Ridge a happy, healthy and fun place to live and play? If you answered yes to these questions, then you may make an excellent RECOA Board Member!

The RECOA Board has two open seats. The at Large position is a three-year term and Voting Group II is a one-year term. One candidate will be selected from each of the two voting groups below:

**At Large**—All members of the Association

**Voting Group II**—Forest Greens, Forest Ridge and Creekside

Applications will be sent with the 4<sup>th</sup> quarter billing and are due by Wednesday, October 1st. The results of the election will be announced at the RECOA Annual Board Meeting on November 22, 2014.



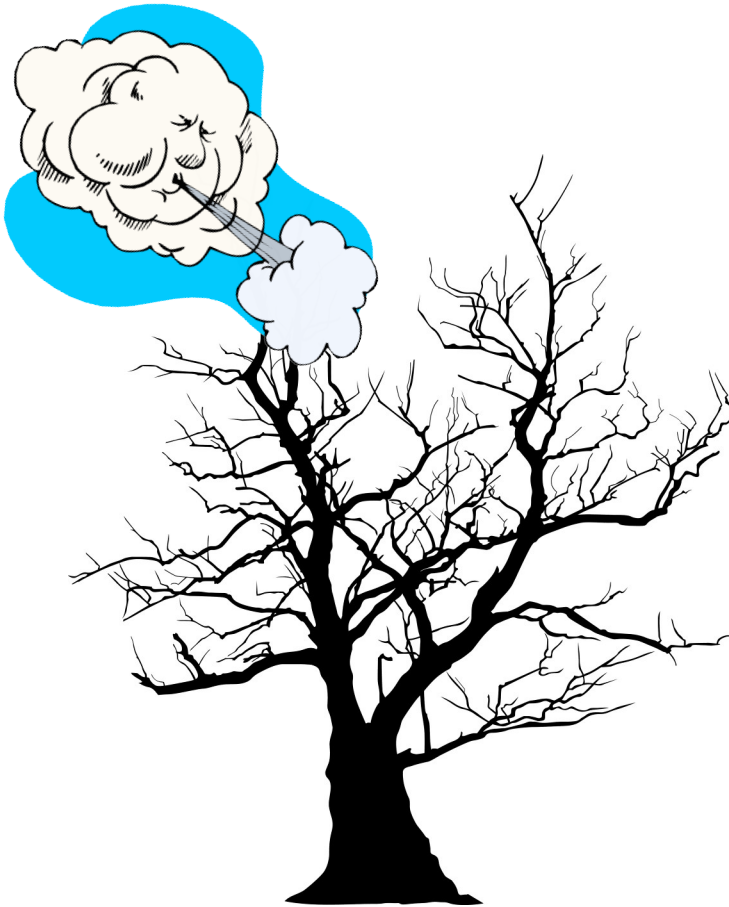
## Guest Passes

**Summer has officially arrived!** Many of you are expecting visits from family and friends in the following weeks and months. You may be wondering, "How do I get Guest Passes for the sport center and pools?" Follow the link below to order passes. Your owner ID# is located on the back of your owner's card. They can be picked up at the Resort Sport Center.

[Order Guest Passes](#)



## Dead Plants and Trees throughout The Ridge



As many of you have already noticed, The Ridge has a large number of trees and shrubs that have died off from last year. Some are completely barren of greenery, while others are still trying to grow with one or two branches showing life. While these plants are unpleasant to look at, the homeowners' association is working with the maintenance crews to fix the situation as soon as possible.

The plant die-off was quite simply caused by weather. The unseasonably warm Winter, especially in February, caused the plants to wake up from their dormant states early, which is never a good thing in the unpredictable Central Oregon Winters. After the plants started to bud, another frost caused irreparable damage, resulting in the plant's death.

The plants are being removed and replaced, but due to the sheer number of plants that were damaged, the process will take a while. We appreciate the understanding and patience of the residents of The Ridge during this process.

*Matt Martino, Land Effects*

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## Call for Volunteer Mentors!

**Heart of Oregon Corps (HOC)** is a local non-profit HQ here in Central Oregon serving 5 local communities. HOC offers our local "youth at risk" programs and the opportunity to turn their lives around. The youth learn certified skills, receive assistance to complete their GED or earn college credits, serve in stewardship/volunteer work as well as learning life skills to help them become contributing members of our communities. We track and support the youth during the program and provide mentoring support for 6 months after program completion. You may have noticed a crew from Heart of Oregon Corps (HOC) doing ladder fuel reduction work recently at Eagle Crest.



For more information visit : <http://www.heartoforegon.org/volunteer.htm> or  
Contact: Amanda Jamison at 541-526-1380 ; email [amanda.jamison@heartoforegon.org](mailto:amanda.jamison@heartoforegon.org)

from the Maintenance and Oversight Committee

Benches to Honor Those You Love

A program has almost been completed wherein a RECOA owner can purchase a bench to commemorate or honor a loved one. For a one time fee, RECOA will purchase the bench, place the inscription, install it and perform needed maintenance. Various common area locations around the resort have been selected as initial sites for placement, and it is hoped that more will be added as we hear from you, the owners. The benches will be made by a local metal fabricator, who will deliver gratis to Eagle Crest. Since this is a bimonthly newsletter, we are making the announcement now versus waiting until the end of summer. More to follow.

Don't Be Alarmed

Culverts are an integral part of the drainage system at the Ridge, and they do require inspection, maintenance and repair. Committee members will be looking at the culverts to prioritize repairs, so don't be alarmed if you see people snooping around your yards – it's for the good of the Ridge!

Busy Time of Year on the Roads

Summer is glorious in Central Oregon, especially if you live in or visit our resort. Part of living here is being watchful of pedestrians, cyclists and vendors who are using our roads for recreation or working to beautify our community. Let's give them all a break. Have a great summer!



from the Architectural Review Committee

Unless you've recently built a home on The Ridge, you may not be familiar with the ARC (Architectural Review Committee) and their Guidelines and policies. The ARC's goal is to ensure the preservation of the natural beauty of the Ridge by following the established guidelines for standards of quality and aesthetics. Any alteration to the exterior of your home will need to be submitted to the ARC for review. Examples of this would include (landscaping updates, changing the color palette of your home, adding screening for a hot tub or propane tank or adding a pergola or deck). Before submitting your application, review the ARC guidelines for submission requirements. The current version of the Guidelines, as well as submittal forms, are available at www.ridgeowners.org.

The ARC meets the 2nd Wednesday of each month at 9:00 am. Submittals are due one week prior to the meeting.

For ARC questions:

Call 541-548-9300 or email susanr@nvorgonresorts.com.

The Ridge at Eagle Crest Owners Association
Single Family Homesites
EAGLE CREST RESORT
Architectural Review Committee
Policies and Guidelines
July 2014



## The Neighborhood Garden

OSU Master Gardener, Ruth Mulligan

Landscapes are a valuable part of residential properties. Maintaining your landscape is important for property values as well as aesthetic enjoyment. Clearly, water is essential to the health of your landscape. You can keep your landscape healthy by developing watering priorities, applying water efficiently, and modifying your maintenance practices. Where, how to, and when to water a landscape are critical factors in making the most of available water.

**Where to water.** The majority of tree and shrub feeder roots that take up water and nutrients are in the top 12 inches of soil and extend as much as one and a half



times past the canopy diameter. To be most effective, apply water in this area. You can use a drip system with emitters, a soaker hose, or a garden hose with a slow stream of water.

**How to water.** Irrigate plants infrequently and deeply. This encourages plants to send their roots deep into the soil. The goal is to saturate the area to a depth of 8 to 10 inches. Your soil type will affect how quickly water moves through the soil. To encourage deep root growth, gradually lengthen the interval between irrigations as the growing

season progresses. For shrub beds, consider using a drip or trickle system. These systems apply water directly to the soil, avoiding runoff and loss of water from wind and evaporation.

**When to water.** Water your lawn and other landscape early in the day when they are normally wet from dew. Temperatures are lower, humidity is higher, and the air is calmer at these times. There is also less water evaporates from the soil surface.

**Lawn care;** Many people water their lawn more than necessary. Water turf

between 4 to 6 inches per month, approximately 1.5 inches per week. Instead of following a predetermined watering schedule, observe your turf and check the soil moisture regularly.

While the grass is actively growing, weekly mowing can maximize turf density and prevent excess evaporation. Most lawns in Central Oregon are composed of Kentucky bluegrass, fine fescues, and perennial ryegrass and prefer a mowing height of 1.5 inches to 2.5 inches for optimal turf grass health.



For additional information on landscape and lawn care go to:

<http://extension.oregonstate.edu/deschutes/sites/default/files/Horticulture/documents/TurfgrassCalendar2.pdf>

For conserving water in the garden, landscape and lawn care go to:

[http://extension.oregonstate.edu/malheur/sites/default/files/Conserve\\_Water\\_LawnCare-ec1531.pdf](http://extension.oregonstate.edu/malheur/sites/default/files/Conserve_Water_LawnCare-ec1531.pdf)

### Garden Tours:

**July 10<sup>th</sup>, Sisters Garden Club Home & Garden Tour, "Quilts in the Garden"**, 9:00 am-3:00 pm. This is a self-guided tour through gardens and homes in and around the Sisters area. Quilts will be on display. Tickets are \$15.00 and are being sold at the Sisters Chamber of Commerce, 291 E. Main St. and The Gallimaufry, 111 W. Cascade Ave.

**July 18<sup>th</sup>, OSU Extension "High Desert Garden Tour"**, 9:00 am – 3:00 pm. Tour seven private gardens in Bend. Tickets are \$10.00 and will be available at the OSU Extension Service office at the Deschutes County fairgrounds, 3893 SW Airport Way in Redmond.

## Summertime at Eagle Crest



(Call for schedule of activities and classes)

### POOL HOURS

**RESORT POOL** (541.923.9627)

DAILY ..... 9:00am—9:45pm

**RIDGE POOL** (541.923.9647)

Mon-Fri ..... 7:00am-10pm

Sat-Sun ..... 8:00am-9:45pm

**LAKESIDE POOL** (541.923.8706)

Pool ..... 8:00am-9:00pm

Spray Ground ..... 8:00am-8:45pm

### CHILDREN AND FAMILY ACTIVITIES

(call for reservations at 541.923.9627)

#### MONDAYS

**Coyote Club Crafts** (7-12 years)

10 –11am .....\$7 ..... Resort SC

#### TUESDAYS

**Tie-Dye T-shirts**

1:30pm .....\$10 youth/\$15 adult ..... Resort SC

#### WEDNESDAYS

**Cline Butte Hike**

8am ..... Meet at Lakeside SC

**Bingo**

7 –9pm .....FREE..... Ridge SC Pavilion

#### THURSDAYS

**River Walk**

10am ..... Meet at Resort SC

**Cowboy Campfire and S'Mores**

7 –9pm .....\$2 ..... Ridge SC Pavilion

#### FRIDAYS

**Capture the Flag**

10am .....FREE ..... Resort SC



# Have a Happy and Safe 4th of July!



## And Remember...

No fireworks are allowed anywhere at Eagle Crest.

*Thank your for helping us keep our community safe!*



## “Fun Facts” about the 4th of July

### John Adams got the date wrong.

The Second Continental Congress voted for a Declaration of Independence on July 2, but the unsigned document wasn't ready for publication until July 4. John Adams wrote to his wife Abigail, "I am apt to believe that (July 2, 1776), will be celebrated, by succeeding Generations, as the great anniversary Festival." Oops.

### Celebrating Christmas in July?

Red, white and blue weren't always easily available colors, and paper was a bit harder to come by as all, so in our country's early years, people used greenery as festive decorations. It started with George Washington and soldiers who wore greenery in their caps.

### Population Growth

In July 1776, there were approximately 2.5 million people living in the colonies. Today, we are approaching 320 million.

### Show your patriotism, eat a hot dog.

According to legend, on July 4, 1916, four immigrants held a hot dog eating contest at the Nathan's Famous stand on Coney Island to settle an argument about who was the most patriotic. But, according to one of the Nathan's contest's promoters, that story was made up for a publicity stunt. Nathan's Famous 4th of July International Hot Dog Eating Contest really started in 1972, but Nathan's website still alludes to the 1916 story. Why not, it's a good story.

*An estimated 150 million hot dogs will be consumed on July 4th.*

### A fateful day for Founding Fathers.

Three US presidents died on July 4th. John Adams, Thomas Jefferson and James Monroe. Adams, the second president, and Jefferson, the third president, both died on the same day in 1826.

Conversely, America's 30th President, Calvin Coolidge was born on July 4, 1872.

from the

CWP Committee

### Be Fire Wise This Summer

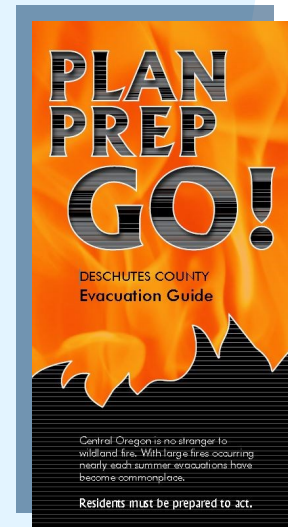
The threat of wildfire in our community is real and your efforts make a difference in reducing the risk of wildfire damage on the Ridge and around Eagle Crest Resort. If you were among the Ridge owners who participated in the spring Fire-Free event, **thank you**. About 275 cubic yards of flammable vegetation debris were removed during the April 22 to May 3 event.

The wildfire season is upon us. Creating defensible space between a fire hazard and your home is important. Look for sources of ignition that could easily catch fire from falling embers.

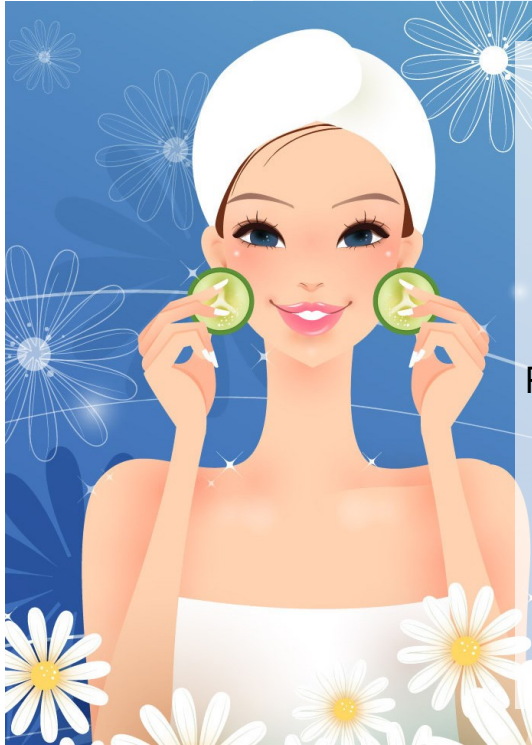
Prune or remove hazardous trees (especially evergreens, like junipers, and shrubs), long, dry grasses and pine needles away from your home and deck. Look for junipers, pines and other evergreens growing against

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.

For detailed information about the **Ridge Community Wildfire Protection Program**, go to the Ridge Owners website, and click on Association Info, Committees, and the Community Wildfire Protection.



**Got defensible space?**  
[www.firefree.org](http://www.firefree.org)



## July Spa Special BOGO TIME!

Purchase any service valued at \$50 or more  
AND  
Receive a second service of equal or lesser value at 25% OFF!!\*

**Book your appointment today.**

Call the Spa at Eagle Crest

541-923-9647

\*Same person must receive both appointments. Both appointments must be done on the same day. Offer not combinable with other offers. Gift Certificates are Available.

**DRINK  
DINE  
DONATE**  
Bring a Friend

**FUNDRAISER FOR OPERATION SCHOOL BELL®**  
Providing School Clothes to Redmond Students in Need



**Raise a Glass  
FOR THE KIDS**

FREE Admission

**Wednesday, July 29 - 5 to 7 PM**      **EAGLE CREST RIVER RUN EVENT CENTER**  
1730 Blue Heron Drive – Eagle Crest Resort

**Complimentary Glass of WINE or BEER & Complimentary Appetizers**

**SPONSORS:**  **D&D BAR & GRILL**       **CASCADE LAKES BREWERY**

 **GENE EMMONS ~ Music sponsored by Da Chara Duo**

RSVP by July 22 to: Susan Emmons - [smemmons2001@yahoo.com](mailto:smemmons2001@yahoo.com) - 541-526-5099

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 **The Bulletin**      

Looking for something to do on a warm Summer evening?



**MUSIC  
ON THE  
GREEN**

Held at Sam Johnson Park in Redmond, from 6:00 to 7:30pm Wednesdays through September 2nd.  
**Free Summer Concerts.** Grab a blanket, bring your lawn chair and enjoy the music!

For a list of performers go to [visitredmondoregon.com](http://visitredmondoregon.com).



## Nuisance, Annoyance or Tranquility Interrupus

Another beautiful summer season! A primary reason that brought us here. That, along with the peace and tranquility we enjoy in quiet, neat and beautiful neighborhoods. But, hey, wait a minute! What are all those cars doing over there? And where did all those kids come from? Look, they're even riding bicycles and playing ball in the street! I thought our covenants protected us against noxious or offensive activities? In fact, doesn't it say, "...anything that jeopardizes the enjoyment of other residential lots..., or which is a source of annoyance to residents." Well, yes...

In the Ridge and other homeowner associations, these types of activities and similar problem behaviors fall into what is called the nuisance category. A nuisance may be noise that interferes with quiet enjoyment – think barking dogs or loud, late-night parties. It could be odors from a BBQ, fire, or cigars. It could be visual such as junk cars, trash, or laundry on porches. Or, they could be health issues such as animal waste or even violation of laws such as public nudity or even drug dealing.

As you know, we do have a lengthy list of restrictions against these activities in our covenants and policies. We even have a fine policy for many of the more common issues such as pets off leash, failure to clean up after pets, noisy activities, parking, etc. (See Policy and Procedures as well as CC&Rs, Article 7)

The problem here is that a certain amount of "nuisance" must be tolerated. Even though, at times, we may be annoyed or disturbed, the legal question is whether there has been injury to the owner's legal rights. Life in an active resort destination like Eagle Crest is certain to involve some unavoidable clash of human interests or interference. A level of give and take is expected in all social situations, and legal liability for a nuisance violation usually only arises when the harm is greater than one "ought to be required to bear under the circumstances".

Fortunately, we live in a community where we have a very small incidence of these reports – probably on average no more than one or two per week. So, what to do if you encounter this situation? As in most neighborhoods, talk to your neighbor – see if you can work it out. If that doesn't work, call the management company at 541-548-9300 or email [ownerservices@nvoregonresorts.com](mailto:ownerservices@nvoregonresorts.com). If that doesn't settle your issue, call a board member. We will be happy to help you through it!

Jim McLaughlin, RECOA Board Member



**Bark!  
Bark!  
Bark!**

