



THE RIDGE

AT EAGLE CREST®

Ridge at Eagle Crest
Owners Association
Quarterly Newsletter
March 2021

RECOA President's Letter

Dear RECOA Owners,

For RECOA, 2021 is off to a good start. Several projects for the new year are already underway including the installation of fencing along much of our boundary with the Bureau of Land Management and inspection of roofs in Forest Greens. We have also begun our review of the Sports Center Joint Use Agreement which expires in 2022.

This time of year, we always wonder if more snow is coming despite the promise of Spring and, if so, just how much. With that in mind, I want to thank those who do such a good job of keeping our roads clear and graveled when the snow does fall.

This first quarter the RECOA Board and committees have met multiple times to address the needs of our community, from the routine to the challenging. I continue to be impressed with our volunteers and their considerable experience and expertise, and hope others who might be interested in getting involved will consider doing so.

In the last newsletter I encouraged owners to reach out to share opinions and suggestions. As you might imagine, a number of people took me up on that offer. Good ideas and encouragement were the norm, and I appreciate owners taking the time to do this. No matter what the issues, it's clear we need effective and complete communication to do the work that needs to be done and to create a better sense of community.

I know I speak for the entire Board in saying we are committed to having open meetings, meeting more frequently as a Board, and providing multiple ways for owners to be heard. While not every decision we make will please everyone, hearing from owners in constructive ways will always help us make better decisions. With that in mind, I hope you will reach out to me or one of our board members if you have a RECOA question or concern. We are here to work on your behalf, and we can't do it alone.

Sincerely,
Monty Knittel
MontyRECOA@gmail.com

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MOC Q2 Update by Mike Keller, Chair, RECOA Maintenance and Oversight Committee

Welcome to five new members of the MOC committee: Kim Grieve, Al Baker, Marion Pratt, Joe Buglione, and Claude Mallegol. Thank you for volunteering to serve. We appreciate new members' perspective to help oversee the maintenance activities of our contractors/vendors and identify future needs of the community.

SNOW and ICE operations have gone well this winter. Through two ice events and three snow events so far, services have been timely, and several compliments have been received by EC Management. Maybe winter is over?

As we get ready for **Spring**, we have made modifications to our oversight protocols. Cleanup will begin in March followed by mowing, weed control, water feature activation, etc. Please give us a couple of months to evaluate our new procedures and see if we get more consistent performance from our contractors. A summary of landscape services for the managed neighborhoods will be posted to the website shortly. If you have any concerns or complaints as we move through this process, please contact Eagle Crest Owner Services at ownerservices@eagle-crest.com or call 541-548-9300.

Eagle Crest Memorial Bench Program

This program has been in place in Eagle Crest for a number of years. As you walk around the property you will see these benches, placed in spots offering some of the prettiest, most restful views, in our neighborhoods.

If you are interested in purchasing a bench of your own, to acknowledge or commemorate someone special to you, or just to mark a spot here that has some meaning for you, they are still available.

The cost is \$700 and each includes a plaque for your own inscription. If you are interested or just have questions, please contact Eagle Crest Owner Services at 541-548-9300 or ownerservices@eagle-crest.com



RECOA's Annual Fire-Free Event

April 30th – May 10th

During this event, owners are able place flammable yard debris from their property curbside for pickup.

Additional details will be distributed closer to the event date.

BLM Update: The Cows Are Coming Back!

Last year, a ten-year permit for cattle grazing on the Cline Butte was re-activated for our area by the Bureau of Land Management (BLM). On the east ridge where Cinnamon Teal borders BLM land, the boundary is near the rock quarry. On the west ridge beyond Highland Meadow Loop and Trail Creek, the boundary runs just above the cell tower butte trail and continues west, skirting the edge of west ridge homes, Creekside condos, and the horse pasture, then slightly southwest behind Scenic Ridge.

Interestingly, all of Oregon is considered "open range" except for metropolitan areas and other municipalities that have established themselves as "livestock districts", which are areas where cattle are not permitted to roam. Because of this designation the rancher holding the permit does not have to install fencing to make sure the cattle stay on public lands; instead, RECOA must bear the cost of installing and maintaining fencing to keep the cows out. Since cows will push through smooth-wire, barbed wire is being installed.

Through the RECOA Maintenance and Oversight Committee (MOC) a contract has been approved and a vendor engaged to complete the fencing before the cows arrive this year. Our management company, Eagle Crest Management, will be helping us ensure the work is done properly and on time.

Last year cows often visited RECOA property, mostly in Creekside and the custom homes nearby. The old fencing had many gaps and was installed improperly in places making it easy for cows to find gaps and squeeze through. At this writing, we do not have an exact date when the cattle will arrive, but it is estimated to be in May. The permit allows for up to 120 "animal units" which is a mother-calf pair and extends from the western boundary (along Creekside and the custom homes off Trail Creek Drive) south toward the rock quarry and Cline Falls Highway. There are also a few bulls in the herd, but we have been told they are not aggressive. Still, if you happen to be hiking or biking in the area and see any cattle, it is always best to give them a wide berth.

The BLM does not do an environmental assessment every year to review the effect of the cattle on the land, but they do monitor activities. Our understanding is there is no formal process for reviewing the permit until it expires but owners who would like to be on a list for BLM notices or who have comments may do so by contacting the BLM Prineville office at (541) 416-6700 or BLM_OR_PR_Mail@blm.gov. If you have questions about how RECOA is managing this arrangement, please contact ownerservices@eagle-crest.com



Ongoing RECOA Community Wildfire Protection Measures

In complement to the *annual* implementation of wildfire mitigation efforts supporting the *Ridge Community Wildfire Protection Plan (RCWPP)*, we are concluding data collection and preparation of a summary for a RECOA proposal to take advantage of a potential FEMA Hazard Mitigation Grant Program (HMGP) opportunity.

Our HMGP proposal encompasses potential wildfire protection on adjacent *unirrigated golf course areas* on the East Ridge. This is a collaborative effort with Eagle Crest Golf. Further, we are expanding the West Ridge defensible space "buffer" an additional 75 Feet on the high terrain up-slope from Highland View Loop. In these defined areas, we have **three primary objectives**:

- **Tree Thinning.** Selectively thin trees on the high terrain or within an un-irrigated golf course area to establish or enhance a Fuel Break(s). Fuel Breaks/Shaded Fuel Breaks are effective in limiting overhead crown fires and ladder fuels fire transmission. We are specifically focusing on areas directly adjacent to Owner properties.
- **Tree Trimming.** Limb-up trees to approximately four feet under the tree canopy and extending to three feet outside the canopy drip line. Under the canopy, remove all brush and trim grasses to a maximum height of four inches. Remove the fuels.
- **Grass-Brush Treatment.** Where applicable, break the continuity of standing brush clusters to inhibit ground fire development and ladder fuel fire progression. Break brush clusters into mosaic patterns and remove the fuels.



Social Committee Spring 2021 Update

by Nick Mausen, Chair, RECOA Social Committee

Anticipating a possible lifting of some COVID restrictions, The RECOA Social Committee will begin resuming a regular meeting schedule in late March. At the direction of its Executive Group, and concurrence of the entire Committee, planning is beginning to take place for possibly 2 activities beginning late June or early July and then again later in the year.

If safe and prudent, the first may be a "drive – in" type of live music gathering on the soccer field, wherein participation would be limited, attendees would be required to strictly observe all allowable safe practices and the music may be available over their car radios. Participants would be responsible for their own refreshments and snacks.

An evaluation of the event would be conducted by the Committee as a basis in planning for a future event. Although registered residents here on the Resort would be electronically contacted, they are encouraged to review the RECOA calendar of events regularly for details.

Introducing Aaron Olson, NEW RECOA Assistant Manager



I am excited and honored to have joined the RECOA team as your new HOA Assistant Manager. I grew up in Portland and, while attending both Mt. Hood and Portland Community College, I pursued my passion for audio and visual media, a career path that started in radio broadcasting followed by television postproduction and leading to feature film editing and sound effects design for films like Goodwill Hunting, Psycho and Finding Forrester.

For the past 13 years I have projected managed and cultivated live events for the Oregon Convention Center in Portland. Working with clients like Nike, Miramax, NBG radio network, and Habitat for Humanity has provided me the backbone to building long lasting customer relationships, budget accountability and creative thinking skills.

Like many of you, in my off time, my family and I enjoy traveling. Together we've explored Honduras, Belize, Spain, Italy, France, Mexico, and several Caribbean islands. Closer to home, I enjoy camping, fishing, hiking, and long afternoon kayak drifts down the Deschutes River.

My desire to continue to create a friendly and inviting client-centric experience's for homeowners and residents. I look forward to meeting you as things open up for more safe contact. Please contact me anytime I may be of service!



The RECOA Communications Committee NEEDS YOU!

We are actively recruiting volunteers for this committee!

If you are interested, please review the information on our Volunteer page (www.ridgeowners.org under General Information) and submit your statement of interest to Board liaisons:

Monty Knittel - MontyRECOA@gmail.com

Linda Ficere - FicereRECOA@gmail.com

Purpose: Advise and assist RECOA Board members with Association communication

Responsibilities:

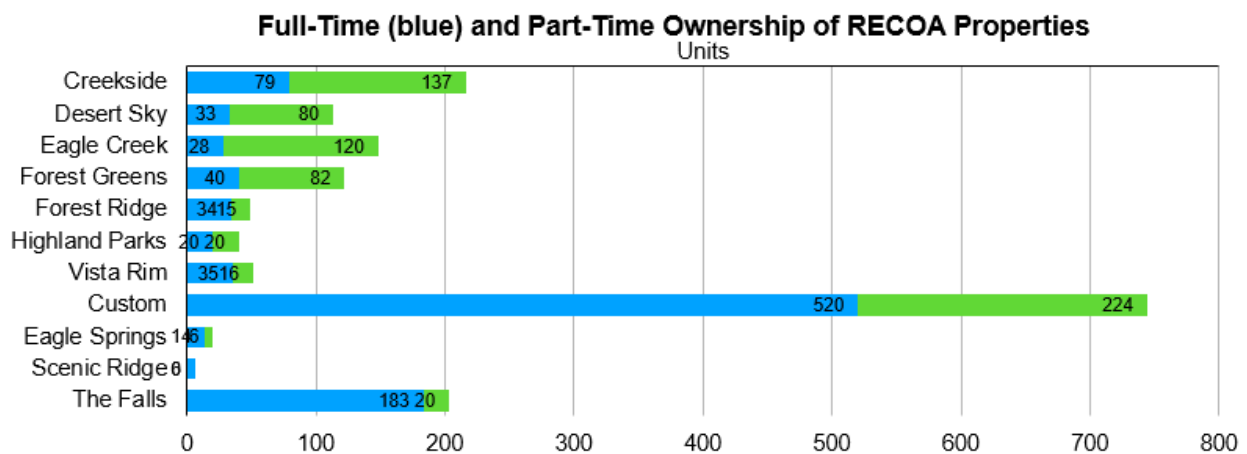
- Seek input from owners about RECOA activities and communication needs
- Create and implement an annual communication plan
- Obtain and share data about owner preferences and perceptions
- Manage web site and newsletter content in cooperation with Eagle Crest Management (ECM)
- Define processes for reviewing, approving, and transmitting owner updates



RECOA By The Numbers

Here's what we learned after reviewing the RECOA owner data base to learn more about our demographics.

- We have 1712 living units in 10 distinct RECOA neighborhoods, including attached townhome units in Creekside, Forest Ridge, and Forest Greens; custom houses on the east and west ridge, including The Falls, Eagle Springs, and Scenic Ridge; the chalets of Eagle Creek; and non-custom houses like those in Highland Parks, Desert Sky, and Vista Rim.
- Approximately 42% of owners live here part-time (inferred based on mailing address).
- 65% of part-time owners are from Oregon, 17% are from Washington, 7% are from California, 2% are from Arizona, and 8% are from 26 other states (plus two international owners from Canada and New Zealand).
- Part-time owners account for 64% of ownership in Creekside, 71% in Desert Sky, 81% in Eagle Creek, 67% in Forest Greens 30% in Forest Ridge, 50% in Highland Parks and 31% in Vista Rim.



Does knowing this have practical value? We think so. For example, understanding we have such a high percentage of part-time owners highlights the need to provide a Zoom option for meetings when possible. It also confirms why it can be challenging to engage more owners when we hold elections, do surveys, or seek volunteers. At a policy level, understanding how neighborhoods are the same and different can help us prioritize needs and decisions. Creekside, Desert Sky, Eagle Creek and Forest Greens have more part-time owners which has implications for basic services like trash pickup, routine maintenance, dealing with traffic congestion, and helping visitors understand RECOA rules. Conversely, most owners in The Falls reside year-round, which suggests greater owner involvement and continuity.

At times it can be challenging to find common goals because of this mix. This is why owner involvement is central to our success and why we welcome new ideas that make our community better whether you live here full or part-time.

The RECOA Newsletter is a quarterly publication of the Ridge at Eagle Crest Owners' Association.

For more information about the RECOA, including volunteer committee opportunities, calendars, Board meetings, agendas and past minutes, and ongoing projects, please visit www.ridgeowners.org

RECOA HOA Contact Information

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