

Friday, October 29, 2021, eBlast

Sports Center Contract Update

After five months of negotiation and hard work, the committee appointed to negotiate the renewal of the Joint Use Easement Agreement for the sports centers will make a report and recommendation to accept the tentative agreement at the November 2 RECOA Board.

Owner input has come from two surveys that were sent to ALL owners, both with response rates significantly higher than any other recent RECOA survey. A key question in the survey showed that 76% of the respondents favored renewing the contract at some level.

At this point there is an offer in place from the sports center owners that will come to the board as a recommendation. Since the offer is firm and not in active negotiation, we are able to share it with you ahead of the board meeting so you can have a chance to understand the decision the board is being asked to make.

The tentative agreement has four major elements:

1. Dues Increases—The same dues structure which increases at the end of each year by the Consumer Price Index (CPI).
2. Maintenance and Infrastructure paid for by the operators—A major improvement over the current Agreement which allotted only \$65,000 for specific improvements to the sports centers. This tentative agreement guarantees \$250,000 will be spent by the owners of the sports centers for infrastructure and enhancements over the three-year agreement. Among new projects will be a full replacement of the Lakeside Splash Pad and a new saltwater filtration system at the Ridge Pool.
3. Access Control—In the last contract, the owners were pushed to have a system in place that controlled access by ensuring all users had the right to be there. The Express Pass program was put in place in June and has been successful in this regard. A new photo electronic ID system is coming around year end that will hardwire this program as well as have an online reservation system for courts. Once the system's costs are covered, we will receive 1/3 of the Express Pass revenue on an annual basis.
4. Sports Center Advisory Committee—The past agreement created a committee to advise the owners on facility maintenance and needs. That committee will be continued and will meet more frequently during the new contract.

The members of the negotiating committee were myself and board Treasurer, Leslie Brown. We worked closely with the two RECOA members of the Sports Center Advisory Committee—Jim Cox and Jana Barraclough. We especially appreciated Jim Cox's experience as a labor negotiator, which added greatly to the process.

Of course, this is only a tentative agreement at this point. The board will have the final approval and vote on it November 2. I would encourage you to join the board via Zoom and hear the full presentation.

Election Update

Everything has been tested and the electronic ballots are set to go out early next week. The ballot is easy to understand, and voting can be completed with a few clicks.

What if you don't get a ballot next week?

At next Friday's eblast we will give you directions as to what to do if you didn't receive a ballot.

What about owners who don't have an email address?

There are about 250 owners who don't have an email address. If you fall into this category, you have been sent a letter by USPS giving you instructions how to vote via telephone or to access the Simply Voting website with an electronic device.

Can you still change your email address?

Yes. Once you've gone on the portal (https://frontsteps.cloud/CaliberWeb2_ECM) and changed your email address, the system notes that you made a change. The management office will be forwarding a list of changed addresses to Simply Voting at the end of each week until the election ends.

What if I get two emails? Can I vote twice?

Each home address will be assigned a single code, so there's no chance someone will be able to vote twice. The only exception is owners who own more than one property in RECOA. They will receive one code per property.

Is it permissible for owners to go door-to-door in support of a Board Candidate?

This has been asked a lot in the past week as some owners have engaged in this activity. As in many cases, the answer isn't as obvious as it might seem. It's true that our policies do state that "no soliciting is permitted at any time by an owner, guest or member of the general public within the boundaries of The Ridge at Eagle Crest." However, those knowledgeable in the field would point out that anti-solicitation laws or policies usually refer to someone attempting to sell a product or service and does not necessarily include canvassing for a candidate or issue.

RECOA doesn't have specific guidelines or a policy for board director campaigns. The issues that have arisen in this election suggest that the Board and ECM should consider adoption of guidelines for future elections. The election for the Member at Large position has garnered considerable attention as owners have strong opinions on both sides. It is good that owners are reviewing the information and asking questions. Constructive dialogue and information are always welcome. Hopefully our behavior in the process can represent the positive community we enjoy.

POSTAL SERVICE DELIVERY "PROBLEM" AND WE CAN BE PART OF A SHORT-TERM SOLUTION!

The "problem."

Are you looking for packages that seem "late" in delivery? Many of you are experiencing this issue. And part of the explanation is that there are many more packages in today's mail volume than ever before.

What adds to the situation is that Eagle Crest has a finite number of parcel bins. Although purchasing new mail pedestals with parcel bins are "in the works," Eagle Crest is limited by those we have now.

The great news is that our postal carrier is willing to make additional deliveries (at least one and maybe two additional deliveries per day) to Eagle Crest on "high package volume days."

However extra deliveries don't do any good if the parcel bins are still full of the first delivery. How can we help? Empty the parcel bins soon, and often each day.

- Whenever possible, collect your mail soon after the carrier has made the routine delivery. If we all do that, parcel bins will be emptied by mid-afternoon. The carrier will have empty parcel bins available to fill during a second delivery that day.
- On a day that you expect a parcel delivery, please try to come back to your mailbox at least one more time in the mid-afternoon. The carrier may have delivered packages in a second delivery that day, and your package may be in that group.

- Those of you who receive parcels routinely, please consider going to your mailbox soon after the regular delivery, again in the mid-afternoon, AND again in early evening.
- If you know you are going to be away from Eagle Crest for a few days, please let your carrier know so that packages addressed to you don't overwhelm the parcel bin system here. If you can't discuss that with the carrier in person, perhaps leave a note in your mailbox asking that your packages be held until your return date. We all appreciate your consideration to keep the packages flowing smoothly.

The goal is to empty parcel bins as soon as possible after each delivery. Please try to pick up your mail at least once/day ... twice a day if you can ... and three times a day if you receive packages frequently.

Grounds Maintenance ad hoc committee

This is a call for volunteers who like to play in the dirt... gardeners, landscapers, arborists, planners, etc. It is also a call to those who know how important it is for RECOA neighborhoods to look their best.

Announcing a new opportunity to make a positive difference in managed neighborhoods. A new committee was approved at the September Board of Directors Meeting.

It is the Grounds Maintenance ad hoc Committee.

As approved, it is a short-lived committee, working intensively for one year. It needs up to 8 volunteers, ideally at least one volunteer from each managed neighborhood.

If you have concerns about the current state of landscaping and grounds maintenance, and you have a strong desire to nudge these communities forward, to look their best in the next five years, please consider volunteering to serve on this 1-year committee.

The primary goal is to draft Statements of Work specific to grounds and landscape activities, by neighborhood, in time for use in 2023 contract negotiations. There is much work to do in the next 10 months to accomplish this goal.

To indicate your interest, please do one of the following:

- Contact Eagle Crest Management at ownerservices@eagle-crest.com Or 541-548-9300 option 4, to provide your name and contact information
- Follow the modified instructions below, which come from the RECOA website under General Info, Volunteer Information:

The modified process to request participation on this Committee is as follows:

- Send a brief (one-page) memo BOD Janet Skaggs, explaining your interest and applicable experience and qualifications.
- Committee members will be recommended by Janet Skaggs and approved by the Board of Directors. Director Skaggs is required to acknowledge and respond to all applications, whether or not the owner is selected to become a committee member.
- The RECOA Board will approve or not approve the request. In making its determination the RECOA Board may consider Committee size restrictions; the applicant's qualifications and skills; and other factors relevant to the selection process.

For questions, contact BOD Janet Skaggs at either skaggsRECOA@gmail.com -or- 541-279-7243
(after 10 am, please)