

RECOA Owners,

At the last board meeting, **a resolution passed asking Eagle Crest Management to enforce all the parking restrictions in the CC&R's.** These restrictions on parking can be found on the RECOA website.

To find them:

- First, you'll need to click on the **Owner's Resources Information** link on the left-hand side.
- Next, click on **Governing Documents.**
- Scroll to the **CC&R's.**
- Click on CC&R's.

These are the documents which govern the Ridge at Eagle Crest. Though complicated in places, it is a worthy read. Many complaints by owners can be traced back to CC&R's not being followed.

For convenience, the parking **CC&R's are pasted below:**

7.6

Prohibited Vehicles. No mobile home, recreational vehicle (including campers) exceeding 1,500 pounds in gross weight, trailer of any kind, truck with a rated load capacity greater than 3/4 ton, or boat, shall be kept, placed, maintained or parked for more than six hours or such other period as may be permitted pursuant to the Association Policies and Procedures on any Residential Lot or Common Area except in enclosed garages, areas designated by the Board of Directors of the Association, or screened from view in a manner approved by the Architectural Review Committee. No motor vehicle of any type may be constructed, reconstructed or repaired in such a manner as will be visible from neighboring property. No stripped down, partially wrecked, inoperative or junk motor vehicle, or sizeable part thereof, shall be permitted to be parked on any Residential Lot or Common Area.

7.7

Parking and Street Obstructions.. Parking of vehicles of any type whatsoever on any portion of the streets within the Property shall be permitted only as set forth in the Association Policies and Procedures. No Owner shall do anything which will in any manner prevent the streets within the Property from at all times being free and clear of all obstructions and in a safe condition for vehicular use.

The purpose of these rules are to make Eagle Crest a safer place for all owners and visitors and to allow fire trucks, police, and ambulances emergency access at all times.

The CC&R rules have not changed, but the board is requesting Eagle Crest Management to start enforcing the rules on a regular and consistent basis so that everyone can enjoy their homes at Eagle Crest. **If you rent your property, you are responsible for your renters following these rules and any fines they may**

incur. Do they know them? Be sure to **post the rules** of importance so that they are aware and **make it part of your contract** with them.

For those that have had major concerns about parking issues not being enforced, please take a photo of both the vehicle and license plate, note the color and make of the vehicle and send the Eagle Crest “Owner Non-compliance Form” to Eagle Crest Management as well as the board secretary: Dolores McNulty at mcnultyRECOA@gmail.com. Attach the photos.

You can find this form by going to the RECOA website: <https://www.ridgeowners.org>. (Directions vary based on iPhone, iPad, or computer, so may have to search around.)

- Click on Owner Resources (You may have to click on the three bars at top of menu.)
- Scroll to RECOA Forms at bottom
- Sign in
- Click on Owner Non-Compliance Form
- At this point you can save to your computer or print.

If using iPhone or iPad, you will need to click on the box with the up arrow (may be on top or bottom of screen), scroll down to save to files, save to your files, open it up and fill it out. Click on the box with the up arrow and send to: ownerservices@eagle-crest.com and mcnultyRECOA@gmail.com.

Reminder: Dumpsters in managed neighborhoods are for the sole use of those neighborhoods only. Illegal dumping is a violation of Republic Garbage as well as HOA rules and will result in stiff fines. Large items such as patio cushions, umbrellas, large plastic totes, golf clubs, motor oil, construction materials, and mattresses are charged IN ADDITION TO regular fees. Only household garbage in tied off sacks PLEASE.

Since Robert has been president, he has already had to call in Republic to remove items dumped that were not supposed to be dumped resulting in SIGNIFICANT fees in the hundreds of dollars that are passed on to homeowners. **Please keep HOA dues down by following the rules. If you see illegal dumping, please take a picture and fill out a non-compliance form.** The homeowners pay extra for this type of dumping. **If you have cameras, check those when you see illegal dumping and report to ECM.**

Thank you!
Dolores McNulty
Board Secretary