

New HOA Manager Appointed
With the departure of Maritza Sosa, Cadden Community Management has assigned Jose Becerra to assume the job of our HOA Manager. His contact info can be found on Page 2.

Ken Harry Retires as Director
The Board wishes to thank Ken Harry for his years of service to our Board and to our community. When you see Ken out and about in the neighborhood, you should thank him as well, for the work he has done on your behalf.

Annual Meeting Summary

Board Elections
Joe Recchio wins re-election. Thank you Joe, for again volunteering your time and effort serving our Board and our community.

One director vacancy still remains open. The Board is seeking a homeowner to volunteer to serve on the Board of Directors. If you are interested, contact any board member. More information is on our website.

2021 Expenses
Expenses were within budget, with a positive variance of 1%.

All homeowners were current with their assessments, and there were no unpaid bills.

2022 Budget
The Board approved in October 2021, a 5.5% increase, to cover inflationary increases to operating expenses, and to begin replenishing the capital reserve account, after the summer's road maintenance work.

2022 Budget	Amount	%
Administrative Expenses	\$ 7,362	41%
Landscape Expenses	\$ 4,651	26%
Reserve Transfers	\$ 4,200	23%
Fixed Expenses	\$ 1,485	8%
General Maintenance	\$ 300	2%
	\$ 17,998	100%

The 2022 increase amounts to an additional \$15/year/Lot. The 2022 assessment is now \$72/qtr or \$288/yr.

A full summary of the annual meeting and the assignment of Officers of the Association can be found on our website.

Street Sweeping Service Cancelled
Homeowners questioning the value of the street sweeping service, brought the issue up at the October 27 Board Meeting.

In years past, this service was cancelled to save money, then reinstated, after homeowners complained about debris accumulating on the roadway.

Street Sweeping was being performed quarterly, at an annual cost of \$7.35/Lot. This year, the Board has decided to cancel the sweeping service starting in 2022, and apply the \$470 annual savings to the capital reserve fund.

Homeowners will be responsible for maintaining the appearance of their section of roadway adjacent to their property, regardless of the origin of any debris.

If this change in policy results in a deteriorating appearance of the community, the decision to reinstate the street sweeping service will addressed by the Board.

Roads
This past year our roads were treated with crack seal and a surface sealant. This treatment should last about 5-years. At that time, we are planning to apply another chip seal surface layer.

As always, our goal is to have sufficient funds in reserve by 2027, to avoid an additional assessment to pay for this scheduled road maintenance.

Landscape Committee

Common Tree Replacement

We lost two Common Area trees this past summer. One to drought that didn't recover; and one that became a threat to an owner's wall and had to be removed.

Addressing a homeowner's request for tree stump removal, the Common Area is a "natural" landscape, so removing tree stumps was not planned for in the scope of work.

The Board may reconsider any change in this position at the next meeting of the Board.

The Board will also investigate the cost and viability of replacing the two trees lost in the common area. This area lacks irrigation and will require a means to providing water for the trees to survive, until they can "take hold."

The common area irrigation system was decommissioned decades ago, as a cost-saving measure, and is too costly to re-install.

Enforcement Committee

Parking

Just a reminder that we have parking restrictions that apply to everyone in our community. Let's be good neighbors and follow our own rules.

If you have long-term (5 or more days) guests that require street parking, or you the need to temporally park a van or RV on the street, ask any Board member for an overnight street parking pass.

Pet Poop

Dog owners are reminded to pick up after their pet has done its "business." Leaving dog poop behind is unsightly, unhealthy, un-neighborly, and against CC&Rs, Town and County codes.

Reporting a HOA Problem

Please report any suspected violations of our Association rules to our HOA Manager, Jose Becerra

Design Review Committee

Remember, most external modifications to your property require approval from the Eagles Bluff DRC, and in some cases the CHDRC. [Check the Guidelines, found on our website.](#)

Do we have your E-Mail Address?

If not, you are missing out on information that may affect our community. Every homeowner and renter is required to provide their contact information to the Association. [You can submit your contact information via our website.](#)

Cadden Management HOA Manager

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