

Annual Meeting

The Annual Meeting of the Association was held on Tuesday, January 23, at 5:00 PM, in the Oro Valley Public Library's Program Room. The board wishes to thank the seven homeowners who attended the meeting and the 24 homeowners who mailed in their ballots.

Ballot Results

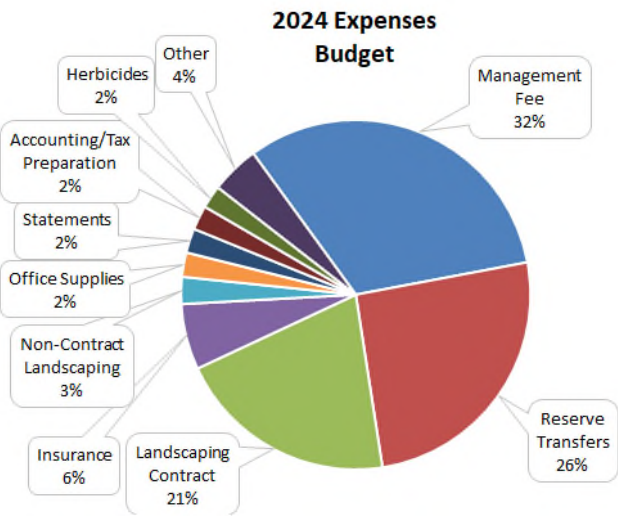
Derald Owens and Hugh Mosher were elected to the HOA Board of Directors. Congratulations to both of them; and thank you for your continued service to the community.

President's Report

The community's appearance looks fine. Some parking violations occasionally arise, that the Board will continue to address.

Treasurer's Report

All homeowners were sent a copy of the approved 2024 Budget. As stated in the budget summary, the 5.8% increase in the dues was necessary to address rising costs for fixed and operational expenses.



Overall, our 2023 expenses were below budget, resulting in a modest net income. A portion of that income will be deposited into the Reserve Capital Account. Our top three expenses remain:

Management Fees:	33%
Landscaping:	26%
Capital Reserve Fund:	23%

Paying Your Eagles Bluff HOA Dues

Some homeowners are still confused as to how and where to submit their quarterly HOA payments. This confusion results in unwanted late fees that require wasted time and effort to clear up the accounts.

Each homeowner recently received a letter from Cadden Management explaining the additional fees associated with using the Alliance Bank's online pay portal.

HOA Dues (cont.)

You can still use the 'low tech' method and avoid any additional processing fees; write a check, and mail your payment to:

Canada Hills Village 14
c/o Cadden Community Management
PO Box 94737
Las Vegas, NV 89193-4737

Design Review Committee

New Design Guidelines for External Modifications to Our Homes

As a reminder to all homeowners, modifications to your exterior property, with a few exceptions, must be approved by both the Eagles Bluff Design Review Committee AND the Canada Hills Community Association (CHCA), formerly known as the Master Association's DRC committee.

It's important to familiarize yourself with the approval process for exterior modification before you begin any project.

The CHCA has recently updated the design guidelines for exterior modifications; and to streamline this approval process, Eagles Bluff's DRC follows the CHCA guidance, unless the proposed modification has a specific restriction in our CC&Rs and regulations.

Association members who have shared their email addresses with us or with the CHCA would have already received a copy of the new guidelines via email.

You can find this document, the Property Improvement Request Form, and detailed guidance on seeking review and approval of your exterior project, posted on our website under the menu tab 'Committees/ Design Review', at www.EaglesBluffHOA.org.

Our Management Company

Cadden Community Management
Eagles Bluff HOA, CH Village 14
Attn: Alexis Enos, HOA Manager
5225 W. Massingale Road
Tucson, AZ 85743

Office (520) 297-0797
FAX (520) 742-2618
E-mail: aenos@cadden.com

Landscaping Committee

Is That Tree Dead?

Don't be too quick to cut down that tree of yours because it looks dead; it might simply be dormant. Our winter rains have been sufficient to revive a dormant tree. When in doubt, check with an arborist, before grabbing that chainsaw.

Weeds

Our wet winter and rising daytime temperatures are bringing an early 'crop' of weeds. Please don't let weeds get the upper hand and turn your yard into a neighborhood eyesore.

Enforcement Committee

Parking

Overnight street parking is allowed, with specific restrictions. Unlike other Villages in Canada Hills, where such parking is strictly prohibited, our parking policy is quite relaxed. Yet a few residents still abuse our parking rules. Be a good neighbor, and follow the community's parking policy.

If you've received a "Blue Note" on your windshield, you have violated a parking restriction. The "Blue Note" is our friendly reminder to follow the community's parking rules. Continued parking violations will initiate a formal sanctioning process. Let's avoid that, and follow the community's parking rules.

If you have a special parking circumstance, request a meeting with the Board of Directors, to see if an accommodation is possible.

Are Your Holiday Lights Still Up?

The usual and customary practice within the community is folks put up holiday decorations around Thanksgiving and remove them a week or so after New Year's Day. All holiday decorations should be removed by the end of January.

Trash Collection

The HOA has an exclusive access service agreement with Waste Management for trash collection. No other trash service companies are allowed in the community. Each homeowner is responsible for their own service agreement with Waste Management, not the HOA. Pickups occur on Tuesdays and Fridays.

Trash Container "Etiquette"

You are requested and required to follow these trash container rules and procedures:

1. Place your containers curbside no sooner than the evening before collection; and
2. Promptly remove your containers from curbside after collection, no later than the morning following collection day; and
3. Store the container either in your garage, side, or back yard, behind the gate. It is at the Board's discretion, that these three locations are the only ones considered as being "removed from view."

Everything you want to know about our trash collection policy can be found on our website. Just do a "TRASH" search.

Feedback Requested

Little Free Library & Bulletin Board

Interest was expressed at the Annual Meeting for the HOA to provide a 'Little Free Library' for free book exchanges, as well as a community bulletin board at one or both existing mailbox locations. An example of this type of little library is shown below. The Board has tabled this topic until we receive more homeowner input. If you wish to express an opinion on this topic, please go to our 'Comments' tab on our website and give us your thoughts, or email me at trfedoruk@yahoo.com.



Eagles Bluff Board of Directors & Officers

President	Derald Owen	deraldowens@msn.com
Vice President	Hugh Mosher	sandhmosher@gmail.com
Secretary/ Treasurer	Todd Fedoruk	trfedoruk@yahoo.com
Member At Large	Todd Berson	bereson2820@msn.com
Member At Large	Joe Recchio	jrrecchio@gmail.com