

FIRE AND WATER SEASON

Summer is just under a month away, but we're already enjoying our triple-digit temperatures. Heat stroke is a danger, so be prepared and know the warning signs when you work or exercise outside, and don't forget your pets can suffer overheating too. Check out our 'Beat the Heat' and 'Summer and Pets' website posts on avoiding, recognizing, and treating heat stroke.

Are you monsoon ready? Monsoon season officially runs from June 15th to September 30th, however it always seems to really begin around the 4th of July. Check out our Monsoon website post and see if you're ready to weather the storms this season.

Finally, to our neighbors who will be avoiding our "Fire and Water" season by heading north, safe travels, and see you in the Autumn.

PAYING YOUR DUAL 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.

Homeowners in Eagles Bluff are required to pay dues to two different associations every year.

- 1. Eagles Bluff HOA Dues, paid quarterly.
- 2. Cañada Hills Community Association (CHCA) Dues, paid annually.

Eagles Bluff HOA Dues: \$350/year, Paid Quarterly

Last year, Cadden Management mailed a letter to each homeowner explaining the many methods for paying the association dues, and how to avoid paying the "convenience" processing fees.

Hint: Use the 'low tech' method by writing a check, and mailing your payment to:

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

CHCA Dues: \$118/year, Paid Annually

Eagles Bluff HOA is also known as "Village 14" in the multi-village Cañada Hills Planned Community. So in addition to our local association dues, which only fund our operations, the CHCA (formerly known as the "Master" Association), assesses each homeowner lot annually to fund their activities. (see Dues)...

(Dues Continued)

The CHCA HOA Dues are used for landscaping common areas and streets belonging to the Master Community that are not maintained by any Village or the Town of Oro Valley; as well as subsidizing the maintenance of the Town-owned golf courses.

The "Features" of Paying the CHCA Dues Are:

- 1. Different Management Company.
- 2. Different Online Payment Portal and Homeowner Account Information.
- 3. Different 'Remit To' Address to mail in your check.

Canada Hills Community Association
c/o Mission Management Services
PO Box 30409
Tampa, FL 33630

For more details, search for 'DUES' on our website.

Design Review Committee

The primary responsibility of the Design Review Committee is to advise and assist the Board of Directors in preserving the harmonious architecture and appearance of Eagles Bluff; and in protecting the values of property within our community.

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) DRC committee.

It's important to familiarize yourself with the approval process for ANY exterior modification BEFORE you begin your project.

The CHCA updated the design guidelines for exterior modifications in October 2023. To streamline this approval process, Eagles Bluff's DRC follows the CHCA design 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 by searching on 'Design Review'.

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, you can request a temporary parking pass. See our website for details, search on 'PARKING'.

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. Please Note: Javelina love 'dining under the stars' and will knock over your container and strewn your trash onto the street, leaving you a mess to clean up in the morning. The smart move, is to roll your container to the curb at first light, on the day of collection.
2. Promptly remove your containers from curbside after collection, no later than the morning following collection day.

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 search for 'TRASH'.

Weeds and Other Debris in Your Yard

Despite the popular myth, we are not out there with rulers and scanners measuring weed heights and other yard clutter. We both know when you've let yard turn into a neighborhood eyesore. Please be a good neighbor and clean up your yard.

Did You Know?

HOA Governing Documents

Did you know the provisions within these documents have legal ramifications? Have you ever read them, or even seen them? They are available on our website, search on 'DOCUMENTS'.

Got More Questions?

Visit our website's 'FAQ' page. You might find the answer there. If not send us a comment and we will follow up.

Not Getting Our Emails?

Send us your contact info. Just go to our website and fill out the on-line form. Eagles Bluff HOA does not share your contact information. Also, check your email's SPAM or JUNK folders, those emails might be there.

www.EaglesBluffHOA.org

Most of what you need to know about your HOA can be found on our website. We use this site to keep down our printing and mailing costs.

Have A Great Summer!

Our Management Company

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

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FAX (520) 742-2618
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Member At Large	VACANT	We could use a Volunteer