

President's Message

By Todd Fedoruk

Dear Association Members:

To our members returning from the northern latitudes, welcome back to sunny, warm Arizona. This newsletter has several articles of interest and a challenge to our members. We have an annual meeting in January, vacancies on the Board that need to be filled and a budget to be approved. A skateboarding ban was recently approved effective December 31, 2005; which will no doubt please some and anger other Association members. The Board has allowed school buses to enter the community to pick up and drop off children. We also have a web site to improve communications between the Board and members of the Association.

My term as a board director ends in January, along with Susan-Lea Mueller's. Additionally, the terms of board directors Dolores Dantimo and Ann Guimond, appointed to fill vacancies, also end at the annual meeting. I wish to express my appreciation to Susan-Lea for her years of service to the Board, as well as to Dolores and Ann for volunteering in our time of need. I intend to run for another term and ask others to join me in serving our Association.

Sincerely,
Todd Fedoruk

Skateboarding Ban

After several months and Board meetings, the Board of Directors adopted a total ban on skateboarding activity within the community, effective December 31, 2005. Members have complained to the Board of Directors and to the Oro Valley Police Department about the noise this activity generates and the risky behavior exhibited when skateboarders play in the street around vehicular traffic. Additionally the Board has received several complaints about skateboarders using the driveways of other homeowners while skateboarding.

The Board regrets taking this action, but we cannot see how this activity can safely and peacefully co-exist with the physical design of the streets and driveways, as well as respect the property rights of our members. A copy of the resolution banning this activity is included in your mail packet as well as on our web site.

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Special points of interest:

- *President's Message*
- *Skateboarding Ban*
- *Annual Meeting*
- *2006 Budget Increase*
- *School Buses to Enter Eagles Bluff*
- *What's with the Lock and Chain?*

Annual Meeting January 26, 2005

The annual meeting of the Association is scheduled for 6:30PM, Thursday, January 26, 2006 at the El Conquistador Club's Sunset Room. Please check our web site (www.EaglesBluffHOA.org) for any changes to this schedule.

Recent changes in Arizona state law require ballot initiatives and mail-in voting instead of the past practice of using proxy ballots for members not present at the meeting.

The Association has three issues that require ballot voting; (1) approval of the minutes of last year's an-

nual meeting, (2) the election of members to the Board of Directors and (3) approval of the 2006 Budget.

Your mailing packet will include this information and your ballot. A copy of the ballot will also be available on our web site. Cadden Community Management must receive your ballot **no later than Monday, January 23, 2005**.

For more information, contact Agnes Sullivan at Phone: (520) 742-2618 or email her at: asullivan@Cadden1.com

Election to the Board of Directors

The only thing constant in this world is change. One aspect of change within the community has been the increase in the number of families with children. This change has at time resulted in friction between the needs of these new members and our original Association members.

Some believe the Board does not appreciate the needs of these families and does not reflect the makeup of the community. The Board does not agree with such sentiments and feel that we have exercised care in doing what we thought was right for the community.

For those who believe otherwise the solution is simple, run for a seat on the Board of Directors. There are four vacancies on this five-member Board and we wel-

come any member wishing to volunteer to become a candidate.

The mail-in ballot you will receive will have the names of individuals that wish to serve on the Board. If someone chooses to run for the Board after the printing of the ballot, there will also be the opportunity to write-in the candidate of your choice.

It is important that your ballot be returned by the deadline, to be counted.



2006 Budget

The Board of Directors approved the budget for 2006. At the request of the homeowners to improve the landscaping of the common area, we have increased the budget amount required for this purpose. As a result, next year's budget must be increased by 35% or \$4.50/month to cover this cost and some additional budget items. The annual assessment will increase from \$156 to \$210, paid in quarterly installments. The budget package you will receive in the mail, discusses this issue in detail.

Since this increase is greater than 20%, state law requires a vote by the entire Association. This will be a ballot item for your consideration and the Board recommends its approval.

We have also provided the financial information used to determine the budget on our web site. It is a password protected PDF document. Contact Agnes Sullivan at Cadden Community Management or any board member for the password.

School Buses to Enter the Eagles Bluff

At our August 17th, Board meeting, homeowners addressed safety concerns about the school bus stop at the front of the community. After a discussion about noise, increased traffic and possible wear on our streets; the safety of children was of paramount importance.

The Board of Directors has decided to allow school buses to enter our community. It was determined that a single pickup / drop-off location would be used. The location is the US Postal mailboxes on Sand Pebble Drive. A notice was hand delivered to each home and posted on the Associations' web site.

Please do not call the Amphi School District complaining about buses entering Eagles Bluff. Any complaints concerning the school bus are to be directed to Agnes Sullivan at Cadden Management.

Emergency Ingress / Egress and Private Property

At our August meeting, the issue of public use of the emergency ingress/egress gate between Lots 6 and 7 was discussed. Children in the neighborhood were complaining that they were being denied access to this gate to reach the school bus stop on Naranja Drive. Since that meeting, a lock and chain has been placed on the gate.

This gate and the passageway leading to it, reside on private property. According to the Town of Oro Valley Zoning Department, regulations pertaining to emergency ingress/egress are the responsibility of the Rural Metro Fire Marshall. According to Rural Metro's Deputy Fire Marshall, property owners are prohibited from building any permanent structure on the emergency ingress/egress easement (building, wall, etc.). Trees do not qualify as a permanent barrier and would simply be cut down by the fire department if needed. Property owners are permitted to lock the gate as well as deny public access to their private property.

Parents are requested to instruct their children to stop using this passageway, respect the property rights of their neighbors and use the main entrance on Desert Flower Drive to reach Naranja.

Road Maintenance

The Master Association has been working on a proposal with various paving companies for street repair and sealing. During this process, it was determined that if several Villages were interested in participating in a joint project, volume discounts with a paving company could be obtained. Bates Paving was the low bid accepted by the Master Association.

We also have the opportunity to use Bates for our street sealing project at a substantial savings. Earlier this year Sunland Asphalt quoted the sealing job at \$4,500. Bates' base quote was \$2,350 plus crack sealing. Unfortunately, by the time the Master Association had finalized their bidding process, it was too late in the year for most Villages to schedule their projects. Bates strongly recommended waiting until Spring, when weather and scheduling with other Villages will be more favorable.

Property Owner Information

This past summer, we had a few property damage issues and we were unable to contact our out-of-town homeowners. The Association needs to update its member records so that we may contact owners when emergencies arise. Your mailing packet includes a *Property Owner Information* form, which will provide us with important contact information.

Additionally, if you are renting your home, the Association requires the contact information of your Management Company and Tenant. Please complete this form and return it to Cadden Community Management or enter this information on-line at our web site's *Telephone* page.

Homeowner Concerns

Signs

New signs have been installed on Naranja notifying drivers of the entrance to Desert Flower Drive. Also, private property and Restricted area signs have been placed throughout the community.

Speeding

In Oro Valley, the speed limit on un-posted roads is 25 MPH. The police have agreed to enforce this law on our private streets. Everyone: owners, tenants and guests are reminded to observe this law.

Eagles Bluff Real Estate Statistics 2005

Five homes have sold with the average square foot price to date of \$149.25.

Square Foot Prices

Median:	\$ 160.86
Low:	\$ 115.50
High:	\$ 177.75
Escrow:	\$ 164.40
Active Listing:	\$ 199.94

New Fire Station to be Built

Golder Ranch Fire District has purchased land behind the Walgreen's at Lambert Lane and La Canada Drive, to build a new fire station.

There may be interest by several of the Villages to leave Rural Metro and join the Golder Ranch Fire District. This process typically takes a year to complete. Our web site provides more information on this subject on the *What's New* page.

Landscaping

Common Area Landscape Clean-up

You may have noticed the progress on cleaning-up the common areas, has ground to a halt. The Board had approved the landscaping bid from Chula Vista Landscaping, for a one-time, general clean up of the Common Areas. Chula Vista has had labor problems, which should be resolved soon. Payment will not be made until the work is completed.

Yard Clean-up

Now that cooler weather has arrived, please take the time and spruce-up your landscaping. Also of importance, please do not throw any yard clippings from trees, shrubs and/or weed debris into the common areas of the community. This causes added expense to all homeowners when the landscaper has to clean up those common areas. Please dispose of your clippings in your own trash containers.

Holiday Lights

To brighten the community, everyone is encouraged to display holiday lights this season. Using a timer and limiting your light display to a few hours after sunset will save you money as well.

Events

Garage Sale a Success

Thanks to Susan-Lea Mueller and Ann Guimond for coordinating our community-wide garage sale. From the amount of traffic generated, it looks like it was a success! The next garage sale will be in late spring.

Oro Valley's First Holiday Parade

Oro Valley's first ever holiday parade is almost here! The parade will be held on Saturday, December 10, 2005, beginning at 10 a.m. The parade route will take the marchers from Ironwood Ridge High School eastward on Naranja Drive to the Town Hall campus.

This means that Naranja Drive will be closed to local traffic on that Saturday morning. Detailed times will follow, but for now you should begin to plan for that day with the understanding that no vehicles will be allowed to enter or leave your specific street between approximately 10 a.m. and 12 noon.

Enforcement Issues

Parking

There has been a recent increase in parking violations in the community. Most notably parking on unpaved surfaces, against the flow of traffic and overnight parking in front of other member's houses. Parking rules and restrictions are posted on our web site.

Garbage Containers

Several members and tenants have been slow in removing their garbage containers from the curb after collection. Please be mindful that these containers are to be (1) placed by the curb no sooner

than the evening before collection, (2) removed from the curb no later than the morning following collection day, and (3) stored either in your garage, side or back yard, behind the gate.

Nuisances

We have received several complaints of children playing uninvited in other yards of homeowners. Parents, please respect the privacy of your neighbors and instruct your children and their friends, to stay out of other people's yards.

Front Lights

Some houses within the community have front lights that are burned-out. We request everyone take the time this evening to go outside, enjoy the stars and check to see that your front light is functioning. Also believe it or not, when replacing your bulb, the Master Association requires that the bulb's wattage not exceed 60-watts.

Members are reminded that everyone: owners, tenants and guests are to follow the rules and regulations of the Association.

Increased Police Patrols

After receiving several complaints of minors roaming through the community after curfew, [*Yes, the Town of Oro Valley has a curfew. Juveniles under the age of 16, curfew is from 10pm to 5am. Juveniles from age 16 to under 18 years of age, curfew is from 12-midnight to 5am.*], a request was made to have the Oro Valley Police increase their patrol of our community during these hours.

Some homeowners have suffered property damage caused by children from within our community or their friends, and this cannot be tolerated. Everyone is encouraged to contact the Oro Valley Police whenever they see children roaming through the community after 10pm.

Paint Colors

As you are already aware, the CC&Rs of our Local and Master Association control the exterior paint color palate for your house, wall and fencing. Our web site has the current color names and codes from Dunne Edwards. We had a recent conversation with the President of the Master Association and some members of their (DRC) design review committee, concerning the possibility of widening the color scheme for the community. They were not receptive to expanding the color scheme at this time.

Some houses and walls within our community are in need of painting. The Design Review Committee will soon be conducting a walk-through and notifying homeowners if external repairs and painting is warranted. Please be aware that the Association controls external paint colors and the local and master design review committee must approve any changes from the original color palate, before you proceed with painting. Please take note: the Master DRC requires 30 days to review all design requests.

Eagles Bluff debuts on the World Wide Web at www.EaglesBluffHOA.ORG

Todd Fedoruk has volunteered his time and talent to create our Eagles Bluff web site. Todd currently is the Director of Information Systems for ASARCO LLC, a mining company based in Tucson.

The new web site will include many things in the future, not all of which are currently available on the web site. In deference to those members who do not have high-speed or cable internet hookups, Todd has kept the web site very simple. The more pictures, diagrams and photographs used will result in a much longer download time for people with dial-up telephone internet connections.

What's on the web site now? The CC&R's, BYLAWS and Resolutions are on the web site. Along with a list of Offi-

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cers and Directors, with contact information.

Perhaps most importantly, there is a 'form' on the web site that you can click on, enter your questions or information, and hit 'send' to communicate.

Since some of our homeowners are part-year residents, a web site seemed the best way to keep everyone informed of what is happening.

EMAIL ADDRESSES NEEDED

If you have an email address, and you have not yet shared it with your Homeowners' Association, please go to our web site's TELEPHONE page and enter your information on-line.

In the future, we anticipate that most of our communications may take place via the internet and emails, further reducing our printing and postage costs.

However, we must have YOUR email address to make this work!

Eagles Bluff Board of Directors

President	Todd Fedoruk	(520) 531-0409	tfedoruk@sprynet.com
Vice President	Susan-Lea Mueller	(520) 219-4166	theazmuellers@yahoo.com
Secretary / Treasurer	Gordon Brown	(520) 297-0167	browny14@comcast.net
Member At Large	Dolores Dantimo	(520) 797-4704	dantimod@worldnet.att.net
Member At Large	Ann Guimond	(520) 219-5476	SLPAnnieg@comcast.net

Management Team

Community Manager
Agnes Sullivan
1870 W Prince Rd, Suite 47
Tucson, AZ 85705
(520) 297-0797; FAX (520) 742-2618
E-mail: asullivan@cadden1.com