



President's Message

Hello Members and Residents,

As our year draws to a close, the Board will be working on the Association's 2007 Annual Meeting, to be held on January 25th. More information about the annual meeting on page two of this newsletter. Association members will be receiving their official meeting notice and ballot in a December mailing.

We will have a vacancy on the Board when Gordon Brown's term expires at year-end. Gordon has been a valuable asset to the Board and the Association and I wish to thank him for his years of service. While I would be happy to see him run for another term, I'm sure Gordon would agree with me that we are always seeking new members with new perspectives and ideas to join the Board.

Members wishing to run for a seat on the Board are encouraged to contact any Board member or Agnes Sullivan at Cadden Community Management, to place your name on the ballot. We need to know before November 18, in order to make a December 1 ballot mailing. To help the association members in casting their vote, please provide us with a short statement saying why you want to run for a seat on the Board.

Finally, our last Board meeting for the year is on December 21, I hope to see you there.

Sincerely,
Todd Fedoruk

Revised Parking Regulations

Each homeowner and resident has received a copy of the revised *Parking Regulations and Policy*. These new regulations were adopted by the Board at the June 26th meeting and went into effect July 31. The revised rules further clarify the Board's assertion that members and their guests utilize garage and driveway space for over-night parking.

The most notable addition to the regulation, is the Board's right to have offending vehicles removed from the community at the owner's expense. This policy change, permits the Board to take this action when it is deemed necessary.

Everyone is encouraged to read the policy and re-acquaint themselves with the rules of the Association. A copy of all the Associations rules are on our web site.

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Special points of interest:

- *Emergency Egress Gate*
- *Revised Parking Regulations*
- *Garage Sale Resolution*
- *Annual Meeting*
- *2007 Budget*
- *Entrance Lighting*

Points of Interest

2007 Budget

At the October 23 Board of Directors meeting, the Board approved the 2007 Operating Budget. The budget is unchanged from the previous year (\$210/year, \$52.50/quarter).

Annual Meeting

The 2007 annual meeting of the Association is scheduled for 6:30PM, Thursday, January 25 at the El Conquistador Country Club. Also please check our web site at: (www.EaglesBluffHOA.ORG) for any changes to this schedule.

The Association has two issues that require ballot voting; (1) approval of the minutes of last year's annual meeting and (2) the election of a member to the Board of Directors.

Your mailing packet will include this information and your ballot. A copy of the ballot will also be available on our web site.

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

Garage Sale Resolution

This resolution, adopted by the Board at the June 26th meeting, sets in writing what has been a long-standing policy. The Association limits its members to two Association sponsored garage sales per year, held in the Spring and Fall. The purpose of the limitation is to reduce the amount of unwanted traffic within the community.

The policy permits exceptions, but a homeowner must submit a written request to a Board member or to our property manager Cadden Community Management. Your request will provide the Board with the opportunity to solicit other members that may wish to participate in a garage sale. A copy of the resolution was mailed to each homeowner and resident, as well as available on our web site.

Garage Sale

The Association-sponsored semi-annual garage sale is set for **Saturday, November 18**, from 7AM to 2 PM. An ad will be placed in the Northwest Explorer.

Street Sweeping Schedule Changed

The street sweeping schedule has been changed from a quarterly, to an as-needed schedule. The Board decided a fixed quarterly schedule provided little benefit; so the streets will now be swept when conditions warrant. To help keep our expenses down, homeowners and residents are encouraged to sweep up street debris in front of their homes.

Front Entrance Lighting

Work is still proceeding on finding a cost-effective and permanent solution to lighting the front entrance. Progress has been difficult considering the number of streets and property lines that must be crossed to reach the entryway.

The Board wishes to thank Stan Lavelle for continuing to work on this project for the community. We hope to have a lighting proposal before the annual meeting.

Property Owner Information

The Association needs to update its member records so that we may contact owners when emergencies arise.

Additionally, if you are renting your home, the Association requires the contact information of your Management Company and Tenant.

Please contact Cadden Community Management or enter this information on-line at our web site's *Telephone* page.

Home Winterization Tips

With cold weather approaching, we have included some helpful tips on home winterization on our web page.

Enforcement Issues

Emergency Egress Gate

Recently someone has been leaving anonymous notes demanding that the emergency egress gate between Lots 6 and 7 be unlocked, so that persons may pass through. The Board wishes to remind its members, residents and guests that this area is private property, not belonging to the Association. The gate is to allow emergency personnel a secondary means of egress to the community. The owners sharing the property line where the gate is located, have a right to deny access to their property.

The Board of Directors requests that its members, residents and guests respect the private property rights of these homeowners and stop trespassing on their property. Parents are requested to ask their children to stop using this area as a quick means of accessing Naranja Drive and use the main entrance on Desert Flower Drive.

Garbage Containers

A few residents 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.

Waste Management collects garbage every Tuesday and Friday. The recycling collection is only on Fridays. When a holiday falls on the collection week, pick-up occurs one day later.

Front Lights

Some houses within the community have front lights that are burned-out. We ask 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. A bulb of 40 to 60 watts is sufficient to provide adequate lighting without becoming a nuisance to your neighbors.

Parking

We still have a few residents violating our parking regulations. Most notably overnight parking on the street. Our association members have repeatedly expressed the desire that these rules be followed and enforced. The Enforcement Committee reminds everyone to utilize garage and driveway parking at all times. A garage full of storage items is no excuse for violating our parking regulations. Parking rules and restrictions are posted on our web site.

Paint Colors

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.

Some walls, fences and gates within our community are in need of painting. The Design Review Committee has conducted a walk-through and "painting" letters have been sent to homeowners. 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. Refer to our web site for further details on this subject.

Association Rules and Regulations

Members are reminded that everyone: owners, residents and guests are to follow the rules and regulations of the Association. These regulations serve to protect the safety, security, and esthetics of our community.

Landscaping

Common Area Landscape Clean-up

We will be contracting with a landscaping company to remove weeds and desert broom from the common area along Naranja Drive, the mailbox areas and the storm runoff channel near the southern of Desert Flower Drive.

Minor tree trimming to remove “sucker branches” will also be performed on the trees along Naranja Drive.

A request has made to improve the road visibility for drivers as they exit Desert Flower Drive. This may require extensive trimming or the removal of a tree on the west-end of the Naranja Drive common area. The Landscape Committee will determine the extent of trimming required. If the tree is to be removed, the issue will be brought before the Board.

Yard Clean-up

Now that cooler weather has arrived, please take the time and spruce-up your landscaping. 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 lights this holiday season. The community looked very festive last year and the night photos were a great addition to our web site.

Using a timer and limiting your light display to a few hours after sunset will save you money as well.

Eagles Bluff Board of Directors

| | | | |
|-----------------|----------------------|----------------|-------------------------|
| President | Todd Fedoruk | (520) 531-0409 | tfedoruk@sprynet.com |
| Vice President | Ann Guimond | (520) 219-5476 | SLPAnnieg@comcast.net |
| Secretary | Betty Anne Hightower | (520) 531-2383 | bahightower@comcast.net |
| Treasurer | Mary Rallis | (520) 575-9148 | mrallis@msn.com |
| Member At Large | Gordon Brown | (520) 297-0167 | browny14@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