



President's Message

Hello Members and Residents,

Warm weather has arrived and that means outdoors activities are on the rise. I have noticed once again children playing in our streets. I would like to remind everyone that playing in the streets is a dangerous activity that the Association does not condone. An encounter between a vehicle and a child never has a happy ending. Parents are asked to remind their children not to play in the streets and drivers are reminded to be on the alert for pedestrians.

Also remember, motorized scooters as well as plain-old skateboards are banned from the community. The entire list of rules and regulations are posted on our web site: www.EaglesBluffHOA.org .

One final note, we are still in need of volunteers to fill vacancy on the Board, as well as vacancies on all of our committees. Any homeowner wishing to contribute their time and talents are encouraged to contact any Board member.

Have a safe and happy summer!

Sincerely,
Todd Fedoruk

Eagles Bluff Board of Directors

President	Todd Fedoruk	tfedoruk@sprynet.com
Vice President	Ann Guimond	SLPAnnieg@comcast.net
Secretary	Betty Anne Hightower	bahightower@comcast.net
Treasurer	Karen Crossley	karen82946@msn.com
Member At Large	Vacant, Any Volunteers?	How about you?

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Special points of interest:

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- *Garage Sale June 16th*
- *West Nile Virus*
- *Parking Rules*
- *Exterior Paint Colors*
- *Landscaping*
- *Illegal Waste Dumping*

Points of Interest

Karen Crossley Elected to the Board of Directors

At the annual meeting of the Association, it was announced that Karen Crossley was elected to the Board of Directors. At the Board meeting immediately following the Annual Meeting, Karen was chosen to hold the office of Treasurer.

Garage Sale Resolution

This resolution, adopted by the Board at the June 26, 2006 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 in our community, and is posted on our web site.

Garage Sale

Time again to turn your unwanted items into cash. The Association-sponsored semi-annual garage sale is set for **Saturday, June 16**, from 7AM to 2 PM. An ad will be placed in the Northwest Explorer.

Management Team

Community Manager

Agnes Hertzog

1870 W Prince Rd, Suite 47, Tucson, AZ 85705

(520) 297-0797; FAX (520) 742-2618

E-mail: ahertzog@cadden1.com

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.

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.

West Nile Virus

Summer is approaching and mosquitoes are in the news again. Remember, mosquitoes breed in standing water. Please eliminate all forms of standing water from your yards. Don't forget the standing water in those flower pots! Call the West Nile Virus Hotline for reporting standing water or mosquito issues to the Pima County Health Department is 520-243-7999.

Volunteers Needed

The Association needs members to help out in various committees, specifically in Architectural, Landscape and Enforcement. The time commitment is not great and your contribution would benefit the community. Those interested are encouraged to contact a Board member.

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. These rules and regulations are posted on our web site.

Enforcement Issues

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. Never, ever, in the front yard.

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.

A bulb of 40 to 60 watts is sufficient to provide adequate lighting without becoming a nuisance to your neighbors. Try one of those energy-saving florescent bulbs. They're longer-lasting and save money on your electric bill too.

Parking Parking Parking!

We still have a few residents violating our parking regulations. Most notably (1) overnight parking on the street and (2) parking on unpaved surfaces. 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.

Also, never, ever, park on unpaved surfaces. The street is wide enough to accommodate

a vehicle TEMPORARILY parked in the street. Parking a vehicle with the tires resting on the landscaping stones is not, and never has been, allowed in the community. Parking rules and restrictions are posted on our web site.

Exterior Paint Colors

The CC&Rs of our Local and Master Association control the exterior paint color palate for your house, wall and fencing. The Master Association reminds us that varying from these colors is a serious breach of the CC&Rs.

Many of the walls, fences and gates within our community are in need of painting. The Architectural Review Committee will be conducting another walk-through and "painting" letters will be sent to homeowners as needed.

Please be aware that the Association must approve any changes from the original color palate. Refer to our web site for further details on this subject. Whenever in doubt about an external paint color, please contact our Community Manager or Todd Fedoruk, Chairman of the ARC.

Pets

Please! fellow dog owners, respect the yards of your neighbors when you take your dog for a walk. Your neighbor doesn't pee in your yard, your dog shouldn't pee in theirs. Also remember, the city and county codes require all dogs to be on a leash when out for a walk.

Illegal Dumping of Waste

It is against city and county codes to dispose of liquid waste down storm drains. Some neighbors have reported seeing cleaning companies dumping solutions down our streets and drains. If you observe illegal dumping, **NEVER** approach the illegal dumper. **REPORT IT** to the Pima County Department of Environmental Quality by calling 520-622-5800. (Try to get a license number, vehicle description, or other identifying information.)

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 end of Desert Flower Drive. This work is planned to start as soon as possible and a notice will be posted if possible.

Tree trimming to remove “sucker branches” and thinning of the canopy will also be performed on the trees along Naranja Drive, as well as the trees within the center common area.

Homeowners affected by this common area work will soon receive a letter indicating what work will be performed. Homeowners will have the opportunity to provide their input before the landscaping work begins.

To improve its appearance and if the budget permits, we are also considering covering the common area ground along Naranja Drive with crushed granite. Watch for further updates.

Yard Clean-up

Some of our front yards could use some TLC. Avoid a letter from the Enforcement Committee and spruce-up your yard as soon as possible. Remember! do not throw any yard clippings from trees, shrubs and/or weed debris into the common areas of the community. It is against our CC&Rs and you will be required to clean it up. Dispose of your yard clippings in your trash container.

If you use a landscaper for yard work, it is your responsibility to have them properly dispose of yard clippings.