



Eagles Bluff News

President's Message

Hello Members and Residents,

I would like to thank the homeowners that took the time to attend this year's annual meeting of the Association. It was a good turn-out and a lively exchange of opinions and ideas.

We have two new members to the Board, Stan Lavelle and Juergen Jandeleit. Both had volunteered to fill the remaining terms, vacated by Ann Guimond and Mary Rallis. I'd like to thank both of them for lending their time and talents to the Board and the community.

This year we expect to make several improvements to the common areas, enhancing the look and value of the community. Planning continues on the entryway lighting project and we hope to have a proposal in the next few months. We are having the streets re-sealed and coated this spring; look for further announcements in advance of that project. The common area landscaping will receive a general trimming and debris clean-up to spruce-up the look of the community.

As always, any homeowner wishing to contribute their time and talents on any of our committees, are encouraged to contact a Board member or our Association Manager, Agnes Hertzog.

Thank you,

Todd Fedoruk

Eagles Bluff Board of Directors

President	Todd Fedoruk	tfedoruk@sprynet.com
Vice President	Juergen Jandeleit	juergen.jandeleit@msn.com
Secretary	Betty Anne Hightower	bahightower@comcast.net
Treasurer	Karen Crossley	karen82946@msn.com
Member At Large	Stan Lavelle	sldc4@msn.com

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Special points of interest:

- *New Board Members*
- *Garage Sale May 3rd*
- *New Fire & Medical Service*
- *Exterior Paint Colors*
- *Silent Auction—Yard Tools*
- *How Fast is Too Fast?*

Points of Interest

Two new members on the Board of Directors

At the annual meeting of the Association, Stan Lavelle and Juergen Jandeleit volunteered to fill the two vacant seats on the Board. We appreciate their time and effort and look forward to a productive year of association projects.

Association Officers for 2008

At the request of the Board, Todd Fedoruk has been re-appointed President of the Association for 2008. Juergen Jandeleit is Vice President, Betty Anne Hightower and Karen Crossley are Secretary and Treasurer respectively and Stan Lavelle is Member at Large.

Garage Sale

Time again to turn your unwanted items into cash. The Association-sponsored semi-annual garage sale is set for Saturday, May 3, from 7AM to 2 PM. An ad will be placed in the Northwest Explorer.

Golder Ranch Fire District Annexation

Effective immediately, the annexation has been approved, and Eagles Bluff is now under the protection of the Golder Ranch Fire District. All property owners should have received this annexation notice in the mail. We will no longer need to maintain a fire or medical subscription with Rural Metro, because these services will be paid for through our county property taxes.

Remember to **call 9-1-1 to report all emergencies**. You can direct any other questions or comments by calling Golder Ranch at 520-818-1017.

Front Entrance Lighting

Work is 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. We expect to have a proposal within two months.

Street Sealing

In the next few months, we will have our streets crack-sealed and re-coated. A contract has been signed and we are in the planning and scheduling stages of the project.

This road maintenance occurs approximately every five years and it will impact everyone in our community. The process takes two-days to complete and all vehicles must stay off the roads while the coating cures. Desert Flower Drive will be blocked off from Naranja, to prevent traffic from entering or leaving the community.

Once a date is set for the road work, notices will be mailed and posted informing residents of the process and alternative parking arrangements.

Want to keep association dues low?

By giving your association your e-mail address, we can send you this newsletter, meeting announcements and other notices electronically. This saves us on printing and mailing costs, keeps you informed on association activities and keeps our dues low.

Also, if you are renting your home, the Association requires the contact information of your rental management company and tenant.

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

How fast is too fast?

The Town of Oro Valley sets the maximum vehicular speed on un-posted streets at 25MPH. Given the layout of our streets, anyone driving in our community would say that is too fast to be "safe and prudent".

Let's all slow it down a little, while driving through the community. Thank you

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 Friday. 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

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.

The Association reserves the right to have to have offending vehicles towed away at the owner's expense. Let's not have it come to that, and follow the rules we agreed to follow when we bought our homes in this community.

Exterior Paint Colors

The CC&Rs of our Local and Master Associations 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&R's.

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.

Recently we have seen some new paint trim designs on a few houses within the community. While these homeowners followed the "spirit" of the CC&R's and stayed within the color palate; they still needed to seek approval from the Architectural Review Committee (ARC) before embarking on such a departure from the original paint design. Only one homeowner, sought ARC approval, the others did not.

Please be aware that the ARC must approve any changes to the exterior of your property, that are not already pre-approved by the CC&R's or the "*Design Guidelines for the Modification to the Exterior of Existing Homes.*"

Refer to our web site for further details on this subject. Whenever in doubt about external modifications, please contact our Community Manager.

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 when work is scheduled to begin.

Homeowners wishing to have common area trees adjacent to their property, trimmed or removed, will have the opportunity to submit a request. Look for a notice in the mail with the procedures for requesting work to be performed.

The Board is accepting bids for monthly landscaping work. It appears a monthly rate will be less expensive than what we pay annually and keep the area looking nice year round.

Plans to improve the appearance of the common area ground along Naranja Drive with crushed granite have been tabled, until we know what the Town of Oro Valley plans to do with that area. The Town is considering widening Naranja from La Canada to La Cholla, and this may impact our common area adjacent to the road. Improvements will be limited to trimming and weed control.

Management Team

Community Manager

Eagles Bluff, CH Village 14

c/o Agnes Hertzog

1870 W Prince Rd, Suite 47

Tucson, AZ 85705

Office (520) 297-0797

FAX (520) 742-2618

E-mail: ahertzog@cadden1.com

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&R's and you will be required to clean it up. Dispose of your yard clippings in your trash container.

West Nile Virus

Summer is approaching and mosquitoes will be 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.

Yard Tool Sale

The Association is having a "Silent Auction" for the unused yard tools it owns. This auction is limited to association members. Look for an announcement in the mail with the items for sale and the auction rules.

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, esthetics and property value of our community.

To file a complaint over a rules violation, please contact our Community Manager, either by phone or e-mail. Include the following information: **Who** you are; **What** is the complaint; **When** did it happen; and **Where** did it happen. If it involves a vehicle, please include the license plate number.

These rules and regulations are posted on our web site <http://www.EaglesBluffHOA.ORG>.