

EAGLES BLUFF NEWS

Canada Hills Village 14
Eagles Bluff HOA

President's Message

Todd Fedoruk

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March 2005

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A new year is upon us and we have a new slate of officers for the Board of Directors. I would like to extend my thanks to our former President, Terry McDonough, and to our former Vice President Bob Beer, for their service to the community and the Board.

I also wish to extend my appreciation to Susan-Lea Mueller, Vice President and Gordon Brown, Secretary/Treasurer, for their continued service to our community.

We are in need of two additional homeowners to fill vacancies on the Board of Directors, as well as additional volunteers to help on several committees. Anyone interested in serving on the Board or any committee, such as Landscape, Architectural Review, Enforcement or Social, please contact a Board member. I have found volunteering to be interesting work as well as important to keeping our community a nice place to live.

Dates to Remember...

March 16
Board Meeting

March 17
St. Patrick's Day

March 27
Easter

April 3
Daylight Savings
Arizona does not
change the clocks



Dates to Remember...



April 24
Passover

May 10
Mother's Day

May 30
Memorial Day

June 23
Tentative date for
Next Board meeting



Please remember to place your refuse container on the road no sooner than the night before pickup, and remove the same day as pickup.

If you will be away on the day of pickup please make arrangements with a neighbor. Garbage gets "ripe" in the heat—and cans left out are against our CC&Rs.

Thanks for your cooperation!

ANNUAL MEETING REVIEW



Call to Order
7:00 PM

The Annual Meeting of the Eagles' Bluff HOA was held on January 27, 2005 at the El Conquistador Country Club.

A quorum was present with 7 Lots represented in person and twelve Lots represented by Proxy.

* The minutes of the 2004 Annual Meeting were approved unanimously.

* Terry McDonough reviewed the past year's activities, including enhancements to the entrance, thanks to the tireless efforts of Susan-Lea Mueller and the Landscape Committee, and continued enforcement of the existing Resolutions, including parking and owner maintenance.

* An election was held to fill one vacancy, that of Bob Beer, whose term has expired. With no nominations from the floor, a motion passed to reduce the number of Directors to three.

* The 2005 Budget was discussed with questions raised regarding the amounts budgeted for both Landscape and Management.

* The recently passed Basketball Hoop Resolution was discussed at length. After an exhaustive discussion a motion was made to

ban Basketball hoops entirely from the community due to safety and liability issues.

The motion passed with **all** in favor.

Homeowners are advised **not** to consider purchasing or installing any type of Basketball standard, since the existing Basketball standards within the community will not be "grand-fathered" and will be subject to removal. The Board will be developing its regulation in the coming weeks.

* The issue of safety and liability prompted a discussion of skateboards, and in particular, motorized scooters and play vehicles, which were recently banned by the City of Tucson and Phoenix. By unanimous vote the Board of Directors has been charged with developing a regulation defining these vehicles and their proper use within the community. The Board will develop this regulation consistent with the municipal regulations in the coming weeks.

* Concerns were raised regarding the

overgrown area adjacent to the golf course, which poses a fire hazard. Currently the Association does not have a Landscape Contract and maintenance in the community common area is performed by volunteers, however the Board of Directors will research the hiring of a landscape contractor to perform a one-time clean up of this area. This prompted a discussion of a possible increase in assessments for 2006 to cover such an expense.

* A suggestion was made to compile a more uniform color palette for the community. This will be reviewed at the next quarterly meeting of the Board of Directors.

* Concerns were raised regarding the blockage of the street sign, at the entrance, by an overgrown tree. The Board will review the possibility of removing one tree on either side of the entrance to improve visibility.

* The Board was asked to pursue a plan for brighter lights at the entrance

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Adjourn
8:45 PM

Annual Meeting continued:

* In conclusion the assembly expressed their heartfelt thanks to Terry McDonough and Bob Beer for their service on the Board of Directors.

* The meeting was adjourned at 8:45 PM

A brief Organizational Meeting immediately followed:

Officers

President

Todd Fedoruk

Vice President

Susan-Lea Mueller

Secretary/Treasurer

Gordon Brown

Committees

Enforcement

Todd Fedoruk, Susan-Lea Mueller, Gordon Brown

ARC

Todd Fedoruk & Bob Beer

Landscape

Susan-Lea Mueller



Volunteer for a committee - it's a wonderful thing!

HOMEOWNER CONCERNS...



Drive Safely

The Community has voiced its opposition to the Board of Directors concerning school buses entering our streets. The Amphitheater School Transportation Department has been informed that buses are not allowed within our commu-

nity, except in cases of physical or mental disability. Anyone seeing a bus traveling on our streets is asked to note the date, time and bus number. Contact Todd Fedoruk at 531-0409 and report the infraction

VEHICLES

Please tell your guests to not park their vehicles on the rocks. It is unsightly, causes a mess when the rocks are scattered across the road by tires, and is against our parking regulations. The road is wide enough to accommodate a day-parked car on the street and moving traffic.



COMMON AREA



Common areas are not for dumping of yard waste or debris of any kind. Everyone is reminded that the dumping of yard waste over the fence is unsightly and un-neighborly.

LIGHTS

Please remember to check your outside lights, it may be burned out. Step outside in the evening, enjoy the stars and check the bulb.





Do a good deed and do not feed the wildlife in your yard

Many people feed deer, raccoons, javelinas and other suburban wildlife, thinking they are helping these animals out by providing food. Don't feed the wildlife in your yard. Providing food for wild animals is not a good idea because:

- § Supplemental feeding encourages wildlife to become dependent on handouts that are not a part of their natural diets.
- § Juvenile animals become used to depending on humans and may never develop normal foraging behavior. They could starve if the artificial food sources are removed. Human foods are usually nutritionally inadequate for wildlife and may lead to health problems.
- § Wildlife may lose their fear of humans and pets, leading to unfortunate encounters with aggressive pets and humans.
- § Wild animals being fed supplementally may congregate in unnaturally high numbers, increasing the chances of disease transmission.

To discourage wild animals from foraging near your house, we recommend that homeowners keep garbage cans tightly shut. Rinse cans and bottles for recycling thoroughly before putting them out. Keep your compost pile fenced from animals. This may not keep all animals (such as rodents) out, but it will help. Or use a closed compost container. Feed your pets indoors, or take outdoor food bowls in at night.

Don't Get Rattled

April seems to draw Tucsonans outside. We're hiking, gardening, or soaking up sun while visiting with neighbors over yard work. However, there are some desert dwellers, also coming out to enjoy the warm weather, most of us would rather avoid.

Rattlesnakes in Arizona tend to be most active from March through October. Meeting up with a rattlesnake can be dangerous and certainly frightening. While there is no way to guarantee that you won't encounter a snake, Northwest Fire District has some suggestions to help you avoid them:

- ◆ Watch where you step. Rattlesnakes blend in with their surrounding, so look where you put your foot down. Wear closed-toe shoes or boots outside and use a flashlight at night, especially as nights get warmer and rattlesnakes are more active. Keep walkways well lighted and clear of brush.
- ◆ Eliminate rodents, a favorite rattlesnake food, from around your house and yard.
- ◆ Remove what look like attractive residences for snakes. Instead of digging their own dens, rattlesnakes prefer to move into existing structures. Woodpiles and junk piles should be eliminated, or moved away from the house. Fill in rodent holes and abandoned burrows.
- ◆ No wall is totally snake proof, but a solid four-foot wall with a lip at the top angling outward can help discourage snakes. The bottom of the wall should be sunk into the ground and have no tunnels under it. Gates should fit snugly against the ground.

If, despite precautions, someone is bitten by a snake:

- ◆ Stay calm. Victims should avoid moving too much or becoming excited.
- ◆ Remove constricting items such as jewelry and watches from affected area.
- ◆ Transport victim to closest health care facility without delay.
- ◆ DO NOT use ice, tourniquets, electricity or drugs, or try to cut the skin.



For additional information, contact the Northwest Fire/Rescue Presentation Office at /42-4/49.

ORO VALLEY/TUCSON NEWS...

American Cancer Society's
Relay for Life
April Event
For more info: 227-2345

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Arizona Mystery Writers
Every 2nd Saturday
10:00 AM
Home Town Buffet
544-4173

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Oro Valley Farmers Market
Every Saturday
9:00 am - 1:00 pm
11000 N La Canada Drive
793-8344

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Stories from Black Cow-
boys of the Wild West
2/24/05
Oro Valley Library
4:00 pm - 5:00 pm
Storyteller and local edu-
cator Joyce Johnson
Ages 3 - Adult

Hazardous Waste
Collection
2/26/05
Naranja Town Site
8:00 am - Noon
Call 229-4713 for more
information

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Tucson Rodeo
Feb. 19-27
Tucson Rodeo Grounds
1-800-964-5662



Great place to live...
work...and play!



Eagles Bluff Real Estate Statistics

2004

Sold	LOW	HIGH
6 homes	\$175,000	\$210,700

(Average price per square foot - \$108.42)

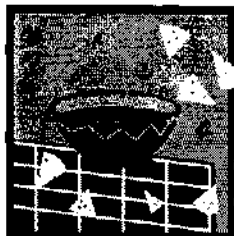
2005

1 home sold and 1 pending sale. The area's real estate market is flourishing



KUDO KORNER

To all our wonderful volunteers whose tireless efforts help to make Eagle's Bluff a great place to live!



MANGO AND PEACH SALSA

2 Peaches, peeled, pits removed and finely diced
2 Mangos, peeled, pits removed and finely diced
2 Tomatoes, diced and drained
6 green onions, finely chopped
4 tsp finely chopped fresh ginger
1/2 Cup chopped fresh cilantro
1/2 Cup chopped red onion
2 Serrano or Jalapeno peppers, seeded and finely chopped
2 Tbs Balsamic vinegar

Gently toss all ingredients together. This salsa can be made up to 2 days in advance and refrigerated to maximize flavor. Serve with Chicken or Fish. Makes 8 servings.

CANADA HILLS VILLAGE 14
EAGLES BLUFF HOA



Board of Directors

President – Todd Fedoruk - 531-0409
Vice President – Susan-Lea Mueller -575-6131
Secretary/Treasurer – Gordon Brown - 297-0167

Interested in serving on the Board of Directors, please
come to the next meeting - we'd love to have you join
us!

Management Team

Community Manager

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

Next Board Meeting

DATE: March 16, 2005
TIME: 5:00 p.m.
PLACE: El Conquistador Country
Club - La Vista Dining area

Eagles Bluff HOA
C/O Cadden Community Management
1870 W Prince Rd Ste 47
Tucson, AZ 85705