



President's Message

Dear Association Members:

Well, it's mid-summer in the community, and that means three things, our winter visitors have all left for their northern homes, the temperatures are at their peaks and kids are out of school.

Some of our neighbors are gone for the summer. Please be a good neighbor and report any suspicious activity around their house to the police. If you see damage to the home, contact our property manager at Cadden Community Management and they will contact the homeowner as soon as possible.

June and July are the hottest months in Arizona. Remember to limit your outdoor activities to early morning, avoiding the heat of the day. Heat stroke can be fatal. Drink plenty of water and wear a hat, and use lots of sun block.

Schools out, and that means kids are out and about as well. Drivers are reminded to keep a watchful eye out for children playing in the streets.

Have a great summer!
Todd Fedoruk

Revised Parking Rules

Enclosed in this newsletter is a copy of the revised *Parking Regulations and Policy*. These new regulations adopted by the Board at the June 26th meeting will go into effect July 31. The revised rules clarify the Board's assertion that members and their guests are to utilize garage and driveway space for overnight 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 yourself with the rules of the Association. A copy of all the Associations rules are on our web site. www.EaglesBluffHOA.org.

In this issue:

President's Message	1
Revised Parking Rules	1
Garage Sale Resolution	2
Road Maintenance	2
Front Entrance	2
Landscaping	2
Enforcement Issues	3
Website for Eagles Bluff	4

Special points of interest:

- *President's Message*
- *Revised Parking Rules*
- *Garage Sale Resolution*
- *Front Entrance Light*
- *Property Owner Information Needed*

Garage Sale Resolution

This resolution, adopted by the Board at the June 26th meeting, sets in writing what was 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 an exception, but the homeowner must submit a written request to a Board member or to our property manager Cadden Community Management, requesting approval. This will provide the Board the opportunity to solicit other members that may wish to participate in a garage sale. A copy of the resolution is enclosed, as well as available on our web site.

Road Maintenance

An inspection of our roads by Association member Stan Lavelle, show that they are in good shape. Stan works for the Town of Oro Valley, supervising street maintenance and we are fortunate to be able to utilize his expertise. We plan to perform crack-sealing in the winter and schedule a surface sealing in the Spring of 2007.

Front Entrance Lighting

Work is still continuing on the feasibility to place a light at the entrance to the community. Stan Lavelle, Larry Drzazgowski and Bob Beer have completed some exploratory digging and believe a wiring route has been found. The Board has approved funds up to \$500 for an electrician to provide a cost estimate for the project and to determine if a permit is required.

Stan has volunteered to continue with the project through the summer. If all goes well, we may finally have a lighted entrance to the community.

Landscaping

Summer monsoon season is almost upon us and that means mesquite beans. We do not want a repeat of last season where some homeowners waited for the last bean to fall before cleaning their yard. You are requested to weekly remove these beans from your yard. The landscape and enforcement committees will be patrolling the neighborhood reporting on any unsightly yards. Let's keep the neighborhood looking nice!

Property Owner Information Needed

In the past, 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 contact information of your Management Company and Tenant as well. Please complete this form and return it to Cadden Community Management or enter this information on-line at our web site's *Telephone* page.

We wish to provide all Association members with a list of members. We need this information updated as soon as possible.

Enforcement Issues

Parking

We still are having problems with residents violating parking regulations. Most notably parking on unpaved surfaces, against the flow of traffic and overnight parking. Parking rules and restrictions apply to Members, Tenants and Guests. These rules 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 follow-

ing collection day, and (3) stored either in your garage, side or back yard, behind the gate.

Dog Nuisances

The Board has received complaints about residents walking their dogs without a leash. Everyone is reminded that the Town of Oro Valley and Pima County require all dogs to be leashed, regardless of size, age or the owner's ability to verbally control the dog. When the Board receives a complaint about a resident walking a dog without a leash we will consider it a violation of Article IX, Section 9.07 of the Associations' CC&R's.

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.

Design Review Committee

Paint Colors

As you are already aware, the CC&R's 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. The answer to our request to expand the color scheme was a resounding NO. Everyone is reminded that you are limited to the original colors selected by the builder for this community.

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.

Exterior Modifications

Remember changes to the exterior of your home may require approval from the local and master design review committees. You are required to check with the rules regarding design changes before proceeding with your exterior project. Contact Cadden Community Management, a committee member or check our web site for more information.

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

In deference to those members who do not have high-speed or cable internet hookups, we have 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 Officers 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 with the Board.

"In the future, we anticipate that most of our communications may take place via the internet and email."

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	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

Property Owner Information – Eagles Bluff Homeowners’ Association				Lot Number	
Name			E-Mail Address		
Address LOCAL			City:	Oro Valley	ST AZ
					ZIP / Postal Code 85737-7054
Address OTHER			City:		ST ZIP / Postal Code
Phone Daytime Unlisted? <input type="checkbox"/>		Phone Evening Unlisted? <input type="checkbox"/>		FAX Number	
Phone Mobile		Phone OTHER Unlisted? <input type="checkbox"/>			
Phone Emergency		Emergency Contact Name			
Management Company (If Applicable)					
Company Name					
Company Contact Name			E-Mail Address		
Address			City:	ST	ZIP / Postal Code
Phone Daytime		FAX Number		Phone Mobile	
Phone Emergency		Emergency Contact Name			
Tenant Information (If Applicable)					
Name			E-Mail Address		
Phone Daytime Unlisted? <input type="checkbox"/>		Phone Evening Unlisted? <input type="checkbox"/>			
Phone Emergency		Emergency Contact Name			

Please return this form to: Eagles Bluff HOA, c/o Cadden Community Management, 1870W Prince Road, Suite 47, Tucson, AZ 85705, or FAX (520) 742-2618 This form is also available electronically at www.EaglesBluffHOA.org - Telephone Page