

## Welcome All

It's been awhile since we have written a newsletter. Beginning in 2013, we have been relying on our website to post information of interest to HOA members and residents in the community. This was done to save printing costs, as well as providing information in a more timely manner.

A casual sampling poll was taken, and we found several residents were unaware of our website or its expanded features. This newsletter is to remind everyone to visit our website, whenever you have questions concerning policies and rules of the HOA.

## Contact Information

Have you left an emergency contact number with our HOA Manager, so we can call you when storm damage happens to your property while you're away?

Every Homeowner is required to provide the HOA with their current contact information.

Additionally, if you are renting your home, you are required to provide the HOA with:

1. The contact information of the rental management company (if applicable); and
2. The contact information of the renter(s) of your home.

We have an online form on our website you can use to provide this information.

The HOA does not share or sell this contact information; it is used solely for communication by the HOA Board and our management company to the members and residents of the community.

## Annual Meeting

The annual meeting of the HOA will be held on the third week of January 2021. The actual date has yet to be determined. If COVID restrictions still prevent meeting in person, then the annual meeting will be limited to only voting on any business before the entire HOA via US Mail.

## Board Vacancies

2021 brings two vacancies on our Board of Directors. The board terms for Derald Owens and Teri McDonough are ending, and an election will be held to fill these two seats.

Any HOA member wishing to serve on the Board is encouraged to contact any board member or our HOA Manager Maritza Sosa, by November 1st, to have your name placed on the ballot. State law requires HOA voting to be performed via mail-in ballot. One annual meeting packet will be mailed to the Lot Owner on record, in early December.

## 2021 Budget

The Board will be discussing a 6% increase to HOA assessment, at the Fall Board meeting. The increase is to fund the cost of road and landscaping maintenance.

## Community-Sponsored Yard Sale

The Governor's COVID-19 restrictions required cancellation of our annual community-sponsored, Spring Yard Sale. At present, we have not planned to have a Fall Yard Sale. Look for an email announcement and a posting on our website if our plans change.

## Short-Term House Rentals Not Permitted

Check our website for details as to the reason why.

## Volunteers Needed

All committees are in need of volunteers to help make the running of the HOA easier and to bring fresh, new, ideas. Contact a board member and volunteer.

---

## Cadden Management

---

**HOA Community Manager**  
Eagles Bluff, CH Village 14  
c/o Maritza Sosa  
1870 W Prince Rd, Suite 47  
Tucson, AZ 85705  
Office (520) 297-0797  
FAX (520) 742-2618  
E-mail: msosa@cadden.com

---

## Landscaping Committee

---

### Water Saver

Drip systems require regular maintenance to work as designed. Over time, drip systems can develop costly, water wasting leaks. Remember to check your system for leaks and let your neighbor know when you spot a leak in their system too.

### Yard Clean-up

Fall is time to trim those yard plants and prepare for Winter. Just a friendly reminder when you trim

those plants and pull those weeds, never, ever, dump your yard clippings onto the common area.

### Common Area Landscape Clean-up

The HOA's landscape contractor has been cutting back vegetation belonging to the HOA, along the shared property line between common area and homeowner lots. This monthly schedule of work will continue for several more months.

---

## Enforcement Committee

---

### Parking

The streets of the community are private and the HOA has the right and responsibility to enforce parking regulations it sees as appropriate, in accordance with the CC&R's, and HOA policies. The Parking Policy is posted on our website under #2017-1 Parking Policy and Regulations.

### Filing a Parking Complaint

While Board Members will report violations to our HOA Manager, you can also do the same, either by phone or e-mail.

Include the following information:

1. **Who** are you (this is required);
2. **What** is the complaint;
3. **When** did it happen (date & time);
4. **Where** did it happen (address);
5. **Include** the make of vehicle and license plate number.

Got a smartphone? A picture is worth a thousand words. Take a picture of the violation and email it to our HOA Manager, with the house address of where the violation occurred. Make sure to include our HOA identifier "CH14" in the subject line.

### Blue Note On Your Windshield

Oh-oh, you violated a parking restriction! The "blue" note is a friendly reminder to follow our parking rules which by the way, are quite relaxed compared to other HOA Villages. Continued parking violations will initiate a formal sanctioning process. Let's avoid that shall we?

### Towing

The Board has added having the vehicles of repeat offenders towed away, at the owner's expense. We would rather not impose any form of sanctions on repeat offenders, we simply ask residents, and guests alike, to follow the policies and rules of the HOA.

### Trash Talk

**Trash Cans.** These are to be placed either in your garage or behind your side yard gate, after trash pickup.

**Trash Pickup.** The HOA has an exclusive access contract with Waste Management for trash collection. Pickups occur on Tuesdays and Fridays.

Everything you want to know about our trash collection policy can be found on our website. Just do a "trash" search.



---

## Eagles Bluff Board of Directors

---

President	Derald Owen	deraldowens@msn.com
Vice President	Ken Harry	kenharryinfp@gmail.com
Secretary	Teri McDonough	tterimcd@aol.com
Treasurer	Todd Fedoruk	trfedoruk@yahoo.com
Member At Large	Joe Recchio	joeseeph_recchio@comcast.net