

Annual Meeting

The annual meeting of the HOA was held via remote web and telephone access on Monday, January 25. All five Board Members were present, and twenty-three ballots were returned. With a quorum of at least 10% of the membership achieved, the meeting proceeded.

Board Elections

Derald Owens and Hugh Mosher were elected to the HOA Board of Directors. Each received 21 votes. Congratulations to the both of them; and thank you for volunteering.

Teri McDonough Steps Down

Long-time HOA volunteer Teri McDonough, steps down from the Board of Directors after completing her term. Teri has held multiple HOA leadership positions over the years. Thank you for your years of service to the community.

Treasurer's Report

2020 Expense Summary

Total Expenses: \$16,564
Variance From Budget: \$ 76

Expenses By Rank

Administrative:	\$ 7,096	43%
Landscaping:	\$ 4,636	28%
Fixed Expenses:	\$ 4,237	26%
Operating:	\$ 384	2%
Maintenance:	\$ 211	1%

Delinquent Assessments: \$ 367

A total of five (5) owners have past due accounts. This is an improvement from eight (8) homeowners in arrears as of November 2020. One owner account is now at \$305 (83%) of the total delinquent amount. After several attempts to resolve the issue, the account has been sent to a collection agency and attorney for resolution.

Our very tight Expense to Income ratio makes it critical that all homeowners pay their quarterly assessments on time. Late and non-payments place an unfair burden on the other members of the Association to meet the expenses of the community.

Street Maintenance Scheduled

We have contracted with Cactus Asphalt to perform maintenance on our streets.

Phase I - Crack Sealing
Wednesday, February 3rd, 7AM.

This work will be performed in the early morning, when the temperature is coldest and surface cracks are at their widest.

We will provide a reminder the day before the scheduled work.

This work should only require half a day, and not significantly disrupt traffic.

It is important that vehicles NOT be parked on the street, while this work is being performed.

Phase II - Surface Sealing
Wednesday, April 28th.

More information of this phase of the project will be given when the date becomes closer.

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. Their contact information is listed on Page 2.

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
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Landscaping Committee

Is That Tree Dead?

2020 was a very dry year for our area. Roughly 30% of trees that rely on rainfall, have shown signs of stress or have died. Mesquites and Acacias have been particularly hard-hit by the drought.

Don't be too quick to cut down a tree of yours that looks dead. It might simply be dormant. When in doubt, check with an arborist, before grabbing that chainsaw.

Common Area Tree Trimming

The Association will be contracting with a tree service to perform major trimming of the trees in the common area.

This will be a significant maintenance expense, occurring on a non-annual basis. Since trees are long-lived, the Board has decided to address this expenditure as a capital expense. This will avoid requiring a special assessment to cover the cost.

Enforcement Committee

What are the most common association owner complaints that begin with the phrase; *"The damn Board needs to do something about..."*?

Parking

Overnight street parking is allowed, with specific restrictions. Unlike other Villages in Canada Hills, where such parking is strictly prohibited, our parking policy is quite relaxed. Yet people still take advantage of it and their neighbors. Be a good neighbor, and follow the community policy.

If you've received a "Blue Note" on your windshield, you have violated a parking restriction. The "blue" note is a friendly reminder to follow our parking rules. Continued parking violations will initiate a formal sanctioning process. Let's avoid that, shall we?

Yard Appearance

Miscellaneous items, weeds, yard debris, neglected or dead plants are unsightly and violate the CC&Rs. Our yards are small; it shouldn't be too much of an effort to properly maintain them.

Trash Container "Etiquette"

You are requested and required to follow these trash container rules and procedures:

1. Place your container(s) at curb side no sooner than the evening before collection; and
2. Promptly remove your container(s) from curb side after collection, no later than the morning (7AM) following collection day; and
3. Store the container(s) either in your garage, side or back yard, behind the gate. It is at the Board's discretion, that these three locations are the only ones considered as being "removed from view."

Trash Collection

The HOA has an exclusive access service agreement with Waste Management for trash collection. No other trash service companies are allowed in the community. 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/ Treasurer	Todd Fedoruk	trfedoruk@yahoo.com
Member At Large	Hugh Mosher	(no e-mail)
Member At Large	Joe Recchio	joeseph_recchio@comcast.net