

## Welcome Back!

It's about that time of year when our Winter Residents will be returning home to sunny, warm, Arizona. Welcome back!

## Board Meeting Oct 27

The HOA Board has scheduled its Fall Board Meeting for Wednesday, October 27, at 5:00PM, at the Oro Valley Library.

A meeting agenda will be posted at the mailboxes, as well as e-mailed to the members of the Association.

## Do we have your E-Mail Address?

Have you provided your e-mail address to the Association? If not, you are missing out on information that may affect our community. Every homeowner and renter is required to provide their contact information to the Association. [You can submit your contact information via our website.](#)

## 2022 Budget

The Board will be discussing the 2022 Operating Budget.

## Board Vacancies

2022 will bring two vacancies on our five-member Board of Directors. The three-year terms of office for Ken Harry and Joe Recchio are ending.

Any Association member in good standing, who is interested in being on our Board, is encouraged to contact our [HOA Manager](#) by November 30, to get their name placed on the Ballot.

An election will be held, with ballots mailed to Association Members in early January 2022, as part of our Annual Meeting member's packet.

## Community-Sponsored Yard Sale Nov.6

Because of COVID restrictions, we have not held this semi-annual event for almost a year.

The Board as voted to resume this sponsored event, starting this November.

Mark your calendars for Saturday, November 6. The yard sale hours will be from 7AM to Noon.

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## Landscape Committee

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### Tree Damage

We lost two Common Area trees this summer. One to drought that didn't recover and one that became a threat to an owner's wall and had to be removed.

The Board will be exploring the viability of replacing these trees at the next Board meeting.

### Is That Tree or Shrub Dead?

We have experienced above normal rainfall this monsoon season. If your tree or shrub hasn't shown signs of life, it's most likely dead. Remember dead plants are unsightly and must be removed from your property. When in doubt, check with an arborist, before grabbing that chainsaw.

### Weeds!

The monsoon rains brought with it a bumper-crop of weeds and grass. It's a constant, chore; but our yards are small; it shouldn't be too much of an effort to properly maintain them. Lets work towards keeping our yards looking good!

### Yard Appearance

Just a reminder that our CC&Rs state that no unsightly articles (machinery, storage or wood piles, bikes, tools, etc.) shall be permitted to remain so as to be visible from adjoining homes or from the street.

Also, never, ever, dump yard-waste into the common area.

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## Design Review Committee

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### Revised Exterior Design Guidelines

The Canada Hills Community Association (CHCA) has revised their design guidelines entitled: [Design Review Guidelines Standards for the Modification to the Exterior of Existing Homes-March 2021.](#)

The CHCA has overall design guidelines and restrictions for the 21 Villages of Canada Hills; of which Eagles Bluff is Village 14. Village Design Guidelines may be more restrictive, but cannot less restrictive, than the CHCA Design Guidelines.

For consistency, our guidelines generally follow those of CHCA; unless our CC&Rs specifically deny an external modification.

As a reminder to all homeowners, some modifications to the exterior of your home may require approval from our Eagles Bluff DRC, as well as the CHCA DRC. This two-step approval process, and links to the CHCA Design Guidelines can be found on our website. [See 'Committees/Design Review'.](#)

The CHCA document details which modifications require their DRC approval, as well as the appeal process if the Eagles Bluff Design DRC does not approve a homeowner's planned modification.

Whenever in doubt about any change to the exterior of your home, contact our HOA Manager or a Board Member, before you begin your project planning.

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## Enforcement Committee

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### Parking

Just a reminder that we have [parking restrictions](#) that apply to everyone in our community. Let's be good neighbors and follow our own rules.

### Reporting a Problem

Please report any suspected violations of our Association rules to our [HOA Manager, Maritza Soza.](#)

### Volunteers Needed

We are always in need of volunteers to help make the running of the HOA easier, to bring a fresh viewpoint, and new ideas. Check out our website, under '[Committees](#)' to see what might interest you, and how you can volunteer.

### Cadden Management

#### HOA Manager

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## 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