

Estates at Eagle Creek

Winter 2018-2019

JANUARY 2019

Your Property Owners Association

Property owners associations have been around since the early 1960's. Associations ensure that the collective rights and interests of homeowners are respected and preserved.

All associations share common characteristics. The Fundamentals provide a solid, conceptual understanding of how associations function and the respective roles of residents and association leaders. The goal is to inspire effective, enlightened leadership and responsible, engaged citizenship.

The 10 principles are:

1. Associations ensure that the collective rights and interests of homeowners are respected and preserved.

2. Associations are the most local form of representative democracy, with leaders elected by their neighbors to govern in the best interest of all residents.

3. Associations provide services and amenities to residents, protect property values and meet the established expectations of homeowners.

4. Associations succeed when they cultivate a true sense of community, active homeowner involvement and a culture of building consensus.

5. Association homeowners have the right to elect their community leaders and to use the democratic process to determine the policies that will protect their investments.

6. Association homeowners choose where to live and accept a contractual responsibility to abide by established policies and meet their financial obligations to the association.

7. Association leaders protect the community's financial health by using established management practices and sound business principles.

8. Association leaders have a legal and ethical obligation to adhere to the association's governing documents and abide by all applicable laws.

9. Association leaders seek an effective balance between the preferences of individual residents and the collective rights of homeowners.

10. Association leaders and residents should be reasonable, flexible and open to the possibility--and benefits--of compromise.

Adapted from:
caionline.org

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Special points of interest:

- **Annual General Meeting:**
 - February 2, 2019
 - 10:00 a.m.
 - Oak Hills Community Center :
 - 90 Eagle Creek Ranch Blvd.
- **Annual Garage Sale:**
 - Saturday, May 4th, 2019
 - Time to be determined



A Word From Your President...

It has been another good year for The Estates at Eagle Creek. It has not been without some problem home owners who refuse to conform to the C. C. &R's. The Board has taken a much tougher stance, issuing violations and fines.

The Board has recently transferred monies from Wells Fargo Bank (where we were earning less than half a percent interest) to

Edward Jones Certificate of Deposits (CD) which are returning between 2.55 and 2.75 percent interest.

I hope to see you at our AGM on February 2nd and wish you all a very Merry Christmas and a happy and prosperous new year.

Philip J. Vipond
President

*The annual \$36/ lot
maintenance dues can be
paid at the annual general
meeting, February 2nd,
2019*

Welcome Our New Board Member!

As the year comes to a close, we want to thank Ashley Chohlis for her 4 years of service. Ashley has served as 1st & 2nd Vice president of the association. She decided to resign

in December.

Arthur Morgan graciously volunteered to serve on the board of directors for the association. Art will fill in for the remainder of Ashley's term.

Welcome, and thank you for serving.

What Has Happened This Year?

The ACC received the following requests:

4 for fences

2 for carports

1 for a storage building

We have received numerous complaints about dogs running loose and killing pets

because of no fences on Encino Drive, Sky Hawk, Chaparral, & Scenic Oak.

We have had complaints about 4-wheelers racing up and down Sky Hawk. All of the issues have been

taken care of except for the ongoing problem of dogs on Chaparral.

Charlie Johns
2nd VP & ACC
chairman

It Just Makes Cents!

Holiday Greetings EECPOA-ers from your Treasurer!! This past fall, the board voted to look into moving money to a higher interest account than we were receiving from Wells Fargo. That move recently occurred and we now have an account at Edward Jones which includes two new CD's. We placed \$25,000 into a CD at 2.75% for a term

of one year and an additional \$10,000 into a 6 month CD at 2.55%. In contrast, we were earning 0.3% from our CD's at Wells Fargo. To do this, we closed the two CD's at WF and moved the money to checking along with most of your savings account, also at WF. Our current checking account balance at this writing is \$4,608.79 and savings account

balance is \$2,528.66. Our total net worth is \$42,137.45. Maintenance fees of \$36 per lot are due and can be mailed to:

EECPOA
100 Palo Verde Dr,
Floresville, TX 78114

Karen Turner
Treasurer



Board of Directors

Philip Vipond—President

Art Morgan—1st V.P.

Charlie Johns—2nd V.P.,

ACC Chair

Karen Turner—Treasurer

Theresa Morehous—

Secretary

Frequently Asked Questions...

Where do we mail the yearly property maintenance dues?

*Mailing address only.
EECPOA
100 Palo Verde
Floresville, TX 78114*

How do get approval for improvements?

There is a request form on our website, estatesateaglecreek.com, under Property Improvement Form tab. Email completed form to the ACC at vp2@estatesateaglecreek.com or mailed to the address above. You will get a quicker response if it is e-mailed. The mail box is not checked daily.

Who do we contact about possible ACC violations?

Contact the ACC or any board member. You must have address of violation in order for the issue to be addressed.

Who maintains our roads?

The streets are maintained by the county. Contact Larry Wiley at (830)996-3300

What does the board do?

The board approves any improvements to

properties, maintains the common areas by contracting a vendor, maintains the bridle trails with the members of the community, and checks and takes appropriate action of violations. The board is not the police; we cannot take on personal matters and can only enforce what is in our bylaws. We try to be cordial in all matters, but we do have to follow rules and enforce them in manners that are appropriate.

THE ESTATES AT EAGLE CREEK PROPERTY OWNERS ASSOCIATION (EECPOA)
ANNUAL MEMBERSHIP MEETING
PROXY VOTE

I/We _____ of _____, of _____
Owner's Name Lot(s)

_____ being a member in good
Address State Zip Code

standing of the EECPOA, under the provisions governing said Association, do hereby grant my/our proxy to the EECPOA President of the Board of Directors or to (insert selected name) _____, owner of lot number _____, said person having duly represented himself/herself as being a member in good standing of the EECPOA. This proxy is executed for the 2019 Annual Membership meeting to be held on Saturday February 2, 2019 and carries with it full right of the proxy holder to cast his/her vote(s) as he/she sees fit on all business as may come before the meeting.

Print name

Mailing Address

Signature

Date

Comments/voting guidance:

You may bring your proxy to the Annual Meeting. If unable to attend, please send your ***signed*** proxy vote to:

EECPOA
100 Palo Verde
Floresville, Texas 78114

Email:

president@estatesateaglecreek.com to be ***received*** no later than January 28th, 2019.