



Eagle Ridge Subdivision

4-Jun-2004

www.eagleridgesub.com

News Letter

Annual Homeowners meeting on Saturday, 26th June 2004 at 10:00 am in the library.

Agenda of the Annual Meeting.

- 1) Annual Report
- 2) ACC Report
- 3) Window problem update
- 4) Voting on amendment of Covenants
- 5) Nominations/Voting new Board
- 6) Call for volunteers for committees
- 7) Proposed increase in annual dues

The board and the ACC have seen a sharp increase in violations of the Covenants that cover our subdivision and have the impression that some of our owners and/or renters have lost or never seen their covenants. You can always download a copy of the covenants from our website at

WWW.EAGLERIDGESUB.COM

Planning to paint your home?

Please remember that if you plan to repaint your home you must use one of the original colors used by venture homes as per the covenants. If in doubt, contact the ACC (acc@eagleridgesub.com) for prior approval to avoid that you will have to paint your house again in an approved color.

LEASING

Are you leasing/renting your home please be aware that the covenants require that you inform the board of your current mailing address. Due to the high number of rented homes, the board will impose this rule and any home owner that rent out his/her home and has not registered this info with the board by July 31st will receive a stiff fine.

PARKING

We have noticed a increase in the number of cars parked on the street or on people's front yard. As per the covenants parking on your yard is NEVER allowed and parking on the street on a recurring basis is not permitted. The ACC has send a number of warnings in the past to violators and in the future the board will issue fines immediately for parking on the yard and will reduce the grace period for parking on the street and if needed have the car towed at the owners expense.

LAWN CARE

Have you looked around in our subdivision lately and notice the condition of some lawns?
The covenants are clear that you are expected to maintain your lawn and stop it from becoming a nuisance. This means that not only do you have to cut your yard and trim your shrubs, but also maintain the grass. A freshly cut yards with primarily weeds instead of grass will be considered a nuisance and you can expect a letter from the ACC shortly .

**REMEMBER
THE
SPEED LIMIT
25 MPH**

FRONT ENTRANCE

You might have wondered what happened to our nice looking well manicured front entrance the last months. Your board and the maintenance committee were caught off guard when the term of the present lawn care company expired and instead of notifying the board, they simply stopped. By now you should clearly see the difference after the board hired a new contractor that has a personal interest in making the entrance look good. He lives in our subdivision

Window Problem Update

Our window warranty from Capital Windows division of MI Home Products is good for 10 years from the original sale date of your home. According to the survey from last winter there are over 400 bad windows in the Eagle Ridge community which had not been replaced as of March 2004. Time is running out for most homeowners.

To have the replacement glass sent to your home you need to contact Metal Industries, Inc, Customer Service in Gratz PA 17030-0370. They can be reached at 1-800-949-3818. They will mail you or FAX you a form to fill out and return. The glass will be shipped to you via FedEx and usually arrives in less than three weeks. The window warranty is for glass only. You will need to pay shipping costs (\$15 per window) and installation. If you are handy, the installation is not difficult for most windows.

Large windows (e.g., bay windows, palladium windows, etc.) are treated differently than regular windows as they are too large to be shipped via FedEx. To replace a large window you will need to call the customer service office in Gratz PA or direct to the factory at Millen Georgia (FAX 1-800364-6393) and arrange to have the windows delivered and installed at your home. Generally the driver will also be an installer who can do the installation. Even though the replacement glass has no charge it may cost you \$200 for the shipping and installation. You negotiate the price.

Amendment to the Covenants

As a direct result of the problems the board and the ACC have had to deal with the last 12 months and the general effect this has had on our subdivision, the board after careful consideration is proposing to amend the covenants and limit the maximum number of homes rented or leased out to 15 homes only. By imposing this limit we will be assured that our neighborhood does not turn in a rental community and our property value will not deteriorate. This means that any owner planning to rent their home will be required to obtain permission from the board prior placing the home on the market. In those cases that the owner rents out their home prior obtaining approval, the board will be imposing a fine on the property and in case the maximum limit is exceeded initiate eviction procedures. As a consequence of this, the renter/lessee will be able to hold the owner liable for their expenses on top of the fines.

This amendment will be put up for vote during the Annual meeting and will be adopted if 2/3 of the property owners present vote in favor of this amendment.

Invitation to the Annual Property owners Meeting

The board of Directors of the Eagle Ridge Property owners association, Inc. has the pleasure to invite all property owners to attend the Annual meeting on Saturday 26th June 2004 in the Library on the Lower Roswell road.

The meeting will start at 10:00 AM and a number of important subjects including a covenant amendment, and an increase of the annual dues to allow us to increase our legal fund will be discussed.

If you are not able to attend the meeting in person please provide your proxy to one of your neighbors attending the meeting to ensure that your voice is heard.

Please ensure that your proxy vote slip below is turned in prior the start of the meeting.

PROXY VOTE

I/We, the legal owner of the Eagle Ridge Property located at _____ Soaring _____ assign
(name) _____ at (address) _____, to represent
my vote during the annual property owners meeting to be held on 26th June 2004.

Signed

(Property Owner) _____ (Proxy holder) _____