

THE EAGLE

NEWSLETTER



Annual Assessments

*Mailed at the beginning of
December, due by Jan 1*

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Annual Assessments 2011

Annual HOA assessment notices for 2011 were recently mailed. Payment is due on Jan 1st. If you haven't received an assessment notice yet, please contact SCPM at (321) 757-9609.

The Board recognizes that money is tight for many people. We are happy to announce that we are again able to hold assessments at the 2009 level. There was a small increase to the initiation fee, which only applies to the first closing of a home.

The assessment pays for improvements like the new streetlights and signs and common property maintenance. It also pays for Association operating expenses like electricity and insurance. Please pay the annual assessment promptly. Failure to pay dues places an unfair burden on other owners and forces the Association to pursue collections, with all the legal fees and other expenses. This is unpleasant for the HOA and the homeowner and it can be avoided by simply paying by the due date..

We hold the line on major expenses by carefully monitoring major contracts like landscaping, pond maintenance, management services, and insurance. Using volunteer labor is another major way we save money. HOA President Norbert King has spent many hours on the irrigation system along Pirate Lane. Ryan Graham works with SCPM on finances, saving the expense of a separate bookkeeper. Kimber Musacchio produces our newsletter and is also our web master.

If you would like to offer your talents and skills to benefit the community, please contact any Board member or email Board@EagleLakeEastHOA.com.



Holiday Greetings

We wish you and your families health and happiness this holiday season, and prosperity in the New Year! As we near the end of the year, we want to thank the volunteers who help our association run smoothly. Please join us at the Board meeting on January 17, to continue the work of making Eagle Lake a great community.

*Board of Directors,
Eagle Lake East HOA*

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Important Dates

Annual Assessments Due
Jan. 1, 2011

Architectural Review Committee

Week of Jan. 10, 2011
Date and location TBD and will be posted at HOA entrances

Violations Committee

Dec. 13, 2010 - 6:30 pm
Location: Central Baptist Church
2503 Country Club Rd.

Board Meeting

Jan. 17, 2011 - 6:30 pm
Location: Central Baptist Church
2503 Country Club Rd.

Check First...

Many changes to the outside of your home need an approved Architectural Review Committee (ARC) application first. The ARC needs to approve the installation of fences, concrete pads, screened porches or pools and changes to house colors. If in doubt about whether an application is required, contact Judy Hoover at 373-1752 or email the ARC care of board@EagleLakeHoa.com.

The application form is available on the HOA web site at www.eaglelakeeasthoa.com/Downloads.php. Guidelines for common issues are also online.

Submit the application form to the ARC at least 7 days before the ARC meeting. Allow extra time if possible. Check the instructions on the form to see if supporting information is

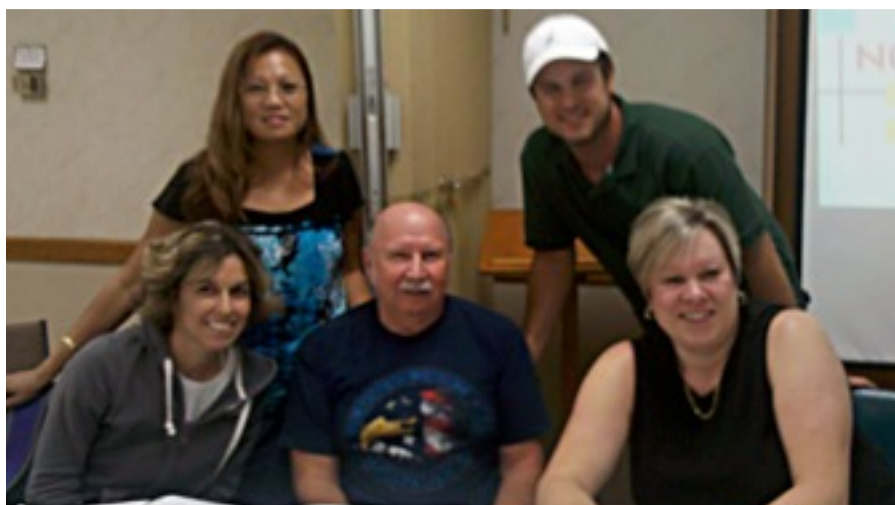
needed. For example, include color chips for paint requests or a plot diagram for fence requests.

The ARC reviews your application to make sure the plans meet the requirements of the HOA documents. It may approve, disapprove, or request additional information.

The Board reviews the ARC decisions, and they become final upon Board approval as required by law.



Keeping your house painted is good, but not this color!



At Your Service

The Board of Directors at the September 27th Board Meeting

Top row: Maryanne Russo, Director; Ryan Graham, Treasurer.

Bottom row (l-r): Jennifer Murray, Treasurer; Norbert King, President; Beverly Bellows, Director.

CC&R Enforcement

In a deed-restricted community, owners - including owners of vacant, bank-owned, and rental properties - need to comply with the HOA's Covenants (the CC&Rs). There are rules for parking, lawns, landscaping, trash, and more. The Board has the responsibility of enforcing the CC&R for the benefit of the community.

Over the past few months, proactive enforcement efforts have started bearing fruit.

Fines and New Cases

In September, fines of \$50 per day were levied against 9 properties with long-standing issues. Several of those properties are now in compliance. At the meeting in November, the Board authorized the setting of a hearing date and fines for another 6 properties.

The neighborhood is starting to look better. Partly because of stricter enforcement, the number of new violation cases declined to the lowest level in 3 years (20 cases opened in September-October). Fewer lawns are growing wild, fewer trash bins are in front of houses, more mailboxes have been repaired.

Let's keep up the good work!



Good weather - good times

The 2nd Annual Eagle Lake East HOA picnic was held at Ballard Park on September 26th. The day was warm and overcast, the food was great, and everyone had a good time.

Mark Jackson of SCPM flipped the burgers and hotdogs, the HOA provided chips and drinks, and others brought salads, cookies, and other desserts to share. And water balloons!

Come join us next year for a fun and free day out.



Landscape boxes will be installed around the new signs

Common Property Activity

Landscape boxes are being built around the new Eagle Lake East signs. We don't have irrigation there, so anything we plant will be drought tolerant.

Many problems in the irrigation system along Pirate Lane have been fixed. An irrigation expert evaluated the system design and repaired and replaced sprinkler heads according to the specs. The system now wastes less water and electricity, and the pump should also last longer. Now Board President and resident engineer Duke King can find another way to spend his Thursdays!

The street-facing sides of the HOA fences along Lipscomb St. and Pirate Lane are scheduled to be cleaned of mold and water stains in December.



See It – Hear It - Report It

Over 20 homeowners attended an **Eagle Eyes** meeting on November 6th. Eagle Eyes is the neighborhood watch for Eagle Lake East and Eagle Lake North. The name says what it is all about – watching out for ourselves and our neighbors and reporting disturbances and suspicious activity to the police whenever we see it.

Jane Meier of the Melbourne Police Department (MPD) explained the value of neighborhood watch groups and described how they work with the MPD.

Eagle Eyes is just getting off the ground. It needs “street captains” to help with setting up a phone chain to spread information to the volunteers. We also need lots of eyes on the street. Please contact Maryanne Russo if you are interested in helping – call 953-2284 or email Board@EagleLakeEastHOA.com.

Ms. Meyer shared some safety tips with the group, starting with advice to keep outside lights on from dusk to dawn to discourage prowlers. We will publish other tips in future issues of the newsletter.

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*News for Eagle Lake East and Eagle Lake North
c/o Space Coast Property Management
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