

# EAGLE LANDING AT OAKLEAF HOA NEWSLETTER

SEPTEMBER 16, 2022 / Issue #2

## BOARD OF DIRECTORS

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Would you like to have a more comprehensive understanding about your community, including the HOA, CDD, ARC, Golf, Tennis, Swim Park, The Landing Bar & Grill, Covenants Conditions and Restrictions, Rules, and Regulations, etc.? Go to [eaglelandingonline.com](http://eaglelandingonline.com) and establish your resident email account.

## Update on the ARC

In September, Eagle Landing HOA completed our assessment for a vendor to transform our extensive 16-year-old ARC files from paper to digital. The Eagle Landing HOA/ARC is required to maintain all files related to the fourteen subdivisions and all 1,494 homes within Eagle Landing community, including any ARC changes/requests. During the month of September, all files will be audited for accuracy and certified by the East-West Development ARC Committee prior to their eventual transport to Iron Mountain for digital conversion. Once the digital conversion process is completed, all ARC records will be maintained in a secure cloud-based vault accessible by the Eagle Landing HOA/ARC. The digital transformation process is designed to:

1. *Maintain records in a safe and secure environment in perpetuity*
2. *Afford a quicker, more efficient, and cost-effective ARC request and approval process*
3. *Ensure accuracy in ARC records maintenance*
4. *Maintain hard copies under lock and key for backup*

At this time, the East-West Development company retains control of the ARC process until the last plans for a new home have been submitted and approved. Transition of the ARC to the Eagle Landing HOA remains fluid but is targeted for November 2022. Please continue to make any ARC requests with East-West ARC online or at the Sales Center (*contact Marilyn Ayers at [elarc@eastwestc.com](mailto:elarc@eastwestc.com) or (904) 291-7200*) until further notice. Once transition occurs, all ARC requests will be managed digitally online with electronic forms that residents can access through The CAM Team management company. Details to follow at the appropriate times.

## HOA and Sub-Committees

Eagle Landing is an HOA community. Without an HOA, safety, living standards, and home values may suffer. The HOA is responsible for the enforcement of the recorded Covenants, Conditions & Restrictions (CC&R), ensuring all homeowners follow the CC&Rs. Sub committees of the HOA include the Fines Committee and the Architectural Review Committee. HOA Board of Directors are all volunteers who reside in the community and are personally invested in the community growth and development.

## **FINES AND THE FINING COMMITTEE**

The Fining Committee has recently been consolidated with five committee members allowing the HOA to begin the process of levying fines on resident homeowners that habitually ignore rules designed to maintain our high community standards. Fines can be levied after a third warning and can amount to \$100 per day to the homeowner. If fines go unpaid, legal action can ensue which may include a lien on the property.

If you receive a notice from the CAM team regarding a covenants, conditions, and restrictions violation, please be accountable to fix the problem or reply with a reason the violation was in error.

## **VEHICLE PARKING VIOLATIONS**

As we all know, Eagle Landing is not a private gated community which means that we utilize county roads and sidewalks throughout the community. In our sixteen-year existence, resident frustrations with thoughtless parking behavior have persisted and have gotten worse with the near buildout of the 1,494-home community. Because we are a county road community, policing poor and/or selfish parking habits is challenging. We ask that homeowners use common sense when parking in the street by not parking directly across from another vehicle, not blocking your neighbor's driveway, and not blocking mailboxes.

An especially important parking issue that we want to focus on is parking a vehicle in such a way as to block foot traffic if one resides on the sidewalk side of the community. Parking in such a manner as to impede traffic (vehicle and people foot traffic) is a Covenants, Conditions, and Restrictions violation within Eagle Landing. The HOA and The CAM Team will begin vigorous enforcement of parking that blocks sidewalks (if not a construction zone). Why is this important:

1. Children going to/from school must step into the roadway to get around vehicles blocking the sidewalk which puts them in danger of getting hit by a car.
2. Our handicapped residents who may ride motorized bikes, wheel chairs, and motorized scooters must somehow navigate around a vehicle blocking a sidewalk which puts them in danger of getting hit by a car in addition to difficulty trying to get their mode of transportation up and down curbs.
3. Residents who have a right to use the sidewalks for exercise (walking, jogging, or bike riding) are also put in harms way having to navigate into the roadway to get around vehicles blocking the sidewalk.

A parked car in the street can be repaired if hit. A human being can be seriously injured or killed if accidentally hit by a car, truck, or school bus because they had to navigate into the street to get around a car blocking the sidewalk.

## **ARC NOTES OF IMPORTANCE**

The ARC reviews all exterior changes to property including landscaping, fencing, screen enclosures, pools, satellite dishes, fountains, exterior color changes (entire house or just the front door), pergolas, gazebos, ornamental exterior furnishings, etc. If you are painting your home the same color or replacing your roof with the same color and material, an ARC request is still required. All changes must be submitted and approved prior to construction start.

Want to make major changes (versus replacing a dead shrub) to your landscaping? Yes, that requires ARC approval. There are approved and non-approved trees and shrubs for Eagle Landing.

Want to add pavers from your driveway to the curb? Yes, that requires ARC approval. Especially if your home is on the side of the street with a sidewalk. Paving over the sidewalk requires a special exemption from the county because our roads and sidewalks are county owned.

Want to get rid of that Live Oak tree in your front yard (or front, back, and side if on a corner lot)? STOP! DON'T DO IT! Live Oaks are a mandatory planting in Eagle Landing. If it is diseased or causing a home or utility issue, a request for removal can be made to the ARC. Otherwise, you may be required to replace that Live Oak tree.

## **Did You Know...**

1. Trash cans must be stored out of sight except for the day prior to pick-up and must be removed by 7:00pm the day of pick-up. Storing your trash can in your driveway, and/or where it is visible from the street, is a violation that will result in a violation letter from the HOA.
2. RVs, boats, campers, and trailers must be stored in garages. If parked in driveways for cleaning and restocking, the RV, boat, camper, or trailer have a maximum of two days to be parked in the homeowner's driveway.