

# EAGLE LANDING AT OAKLEAF HOA NEWSLETTER

FEBRUARY 24, 2023 / Issue #4

## BOARD OF DIRECTORS

-  Junius Hill, President
-  Scott Watson, Vice President
-  Bobby Poole, Treasurer
-  Trent Janney, Director
-  Patricia Lougheed, Director
-  Donald Hall, Director
-  Michael Young, Director
-  Debra Brown, Director
-  Jeff Gerber, Director

Would you like to have a more comprehensive understanding about your community, including the HOA, CDD, and ARC? Go to:

[eaglelandinghoa.com](http://eaglelandinghoa.com)

[eaglelandingonline.com](http://eaglelandingonline.com)

HOA meetings are held the second Tuesday of the month at 6:00pm in the Eagle Landing Residents' Center

## Eagle Landing HOA 2023 Annual Meeting

The first Annual Meeting of the resident-controlled Eagle Landing HOA was held February 21, 2023. It was encouraging to see a nearly full room of 50 homeowners/members invested in the growth and quality of our great community. While the submitted votes and proxies did not meet the number necessary for a member quorum in our 1,494-home community, we met requirements to hold the 2023 election of three HOA Directors that will serve the next three years.

Reelected were Vice President, Scott Watson and Director, Trent Janney. Congratulations to both Scott and Trent on their well-deserved reappointment to the Eagle Landing HOA Board. They served the community well in 2022 and their experience and leadership will be appreciated over the next three years.

Winning enough votes to fill the third chair was Vincent DeGennaro. Vincent's bio portrayed a wealth of organizational experience in the medical field as well as other HOAs. We look forward to Vincent joining the Eagle Landing HOA Board and making valuable contributions to the community.

We want to recognize and thank the other candidates for their desire to contribute their time and experience to the greater good of the community and hope that they step up to support the community despite not winning a seat on the HOA Board:

- ❖ Pam Hughes
- ❖ Debra Goodman
- ❖ Corey Patterson
- ❖ Chris Pressley
- ❖ Blane Wilson

**Finally, a special recognition for outgoing Director, Debra Brown. Debra brought significant value to the Eagle Landing HOA Board in 2022. Her "out of the box" thinking and true passion for community were present at every HOA meeting, and even extended to CDD meetings. It was indeed a pleasure to work with Debra and there is no doubt that she will continue to contribute to the growth of Eagle Landing for years to come. Thank you, Debra!**

## HOA and Subcommittees

Eagle Landing is an HOA community. Without an HOA, safety, living standards, and home values may be compromised. The HOA is responsible for the enforcement of the recorded Covenants, Conditions & Restrictions (CC&R). Subcommittees of the HOA include the Fines Committee, Enforcement Committee, and the Architectural Review Committee. HOA Board of Directors are all Eagle Landing homeowners that volunteer their time and professional experience to the preservation of the highest property values and enjoyment of quality of life in Eagle Landing.

## **Eagle Landing Covenants, Conditions and Restrictions and Rules and Regulations**

As Eagle Landing nears the build out of all 1,494 homes, we have new residents from all over the country and from different types of communities. Living in an HOA controlled community can be a challenge for new residents who have never resided in a community with rules and restrictions designed to maintain high property values, ensure resident safety, and maximize quality of life. When a home is purchased in Eagle Landing, every homeowner signs a binding contract with the community (CDD, HOA, and ARC) in the form of our Covenants, Conditions, and Restrictions and Rules & Regulations. It is expected that every resident/homeowner/member do their part to keep Eagle Landing a beautiful and enjoyable place to live. If a violation of the CC&R or R&R occurs, a homeowner will get a friendly reminder from The CAM Team to take corrective action. If the corrective action is not taken within 10 days, a second “warning” letter is issued to the homeowner. If after another 10 days the violation is still not corrected, fines and/or legal action can be taken. Ultimately, liens can be placed on a property, but that is an extremely rare situation. Please, do your part in keeping Eagle Landing a great place to live with the very best quality of life.

### **VIOLATIONS TO PAY ATTENTION TO**

**Trash cans and recycling bins:** Trash cans can be set out any time on the Sunday prior to Monday pickup and must be removed from sight by 7:00pm the day of trash pickup. Recycling bins can be set out any time on the Thursday prior to Friday pickup and must be removed from sight by 7:00pm the day of pickup.

**Yard waste:** Yard waste can only be put out on the Thursday prior to Friday pickup. Most homeowners are not aware of this as evidenced by the volumes of yard waste bags set curbside outside of Thursdays and Fridays. The HOA and The CAM Team recognize that, especially during spring cleanup, large bundles of trees, plants, and shrubs can't be hidden from sight and allowances are made. However, we encourage homeowners to try to keep yard waste bags out of sight until the day prior to pick up.

**Weeds and lawn maintenance:** We are entering the growing season and with that will come rapidly growing lawns and weeds. Vegetation overgrowth, including out of control lawns and weeds will result in violation letters. Please keep your property neat and clean.

**Vehicle Parking:** RVs, campers, boats, watercraft, and trailers must be parked in garages. If they must be parked in the driveway, our rules and regulations allow 48 hours for parking in the driveway only. Parking the aforementioned vehicles in the street is not allowed and will draw either a ticket from CCSO and/or a violation letter from the HOA. It is recognized that RVs may require extensive cleaning that may go beyond two days. In those cases, The CAM Team must be notified that the owner is requesting an extra day for cleaning. Otherwise, a warning letter and/or fine may be incurred.

**Vehicle Parking:** Parking on the grass or blocking a pedestrian right of way by blocking the sidewalk with all or a portion of a vehicle is prohibited in Eagle Landing. We have been consistent and frequent in our communication to the Eagle Landing community regarding blocking sidewalks with a vehicle as it puts both our children and disabled at great risk as they must try to navigate into the street to get around a vehicle blocking the sidewalk.

**The HOA encourages every homeowner to keep their property up and looking beautiful. But, before making any changes (additions or deletions) to the exterior of your home, check with the ARC first. Removing and/or adding certain trees to your property may be a violation, so check first before spending your money. You don't want to have to incur the expense of removing something because it violates ARC.**

### **Can you answer these questions:**

1. What is the difference between the CDD, the HOA, and the ARC?
2. How many cities are part of the Eagle Landing community?
3. Can yard waste bags/cans be put out curbside at any time of the week?
4. Can any Eagle Landing homeowner send a violation complaint to The CAM Team and remain anonymous?
5. Are Live Oak trees required on every homesite?

# EAGLE LANDING STATS

**Total of 1,318 HOA Violations written in 2022:**

EAGLE LANDING HOA VIOLATION REPORT 2022				
VIOLATION CATEGORY	# VIOLATIONS	% of Total	SUB CAT	SC%
Rubbish/Trash/ Recyc	500	38%		
Landscaping	299	23%		
Vehicle	151	12%		
<i>Trailer</i>			35	23%
<i>Blocking Sidewalk</i>			33	22%
<i>RV/Camper</i>			19	13%
<i>Boats</i>			10	7%
<i>Other Vehicle</i>			54	36%
Maintenance	129	10%		
Decorations	96	7%		
Unsightly	59	5%		
Signs	44	3%		
Architectural	17	1%		
Other/Misc.	17	1%		
Animals/Pets	6	0%		
<b>Total Violations</b>	<b>1318</b>	<b>100%</b>	<b>151</b>	<b>100%</b>



## Eagle Landing '23 HOA Board of Director Elections

### Summary:

- Eagle Landing consists of 1,494 lots/homesites. A total of 1,474 ballots were sent to owners of record.
- 150 ballots were returned ~ 5% of resident members.
- 406 votes were cast versus the 426 that should have been cast with 142 ballots and three candidates per ballot.

Eagle Landing HOA Annual Meeting Vote Results		
CANDIDATES	VOTES	%
Scott Watson	96	23.6%
Vincent DeGennaro	76	18.7%
Trent Janney	61	15.0%
Pamela Hughes	60	14.8%
Blane Wilson	40	9.9%
Debra Goodman	38	9.4%
Corey Patterson	25	6.2%
Chris Presley	10	2.4%
<b>Total Net Votes</b>	<b>406</b>	<b>100.0%</b>
Gross Ballots Returned	150	10%
Total Ballots Invalid	8	5%
Total Net Ballot Count	142	95%
Total Ballots Sent	1474	99%