

EAGLE LANDING AT OAKLEAF PLANTATION HOA NEWSLETTER

MAY 12, 2023 / Issue #5

BOARD OF DIRECTORS

Junius Hill, President

Scott Watson, Vice President

Bobby Poole, Treasurer

Patricia Lougheed, Secretary

Donald Hall, Director

Michael Young, Director

Trent Janney, Director

Jeff Gerber, Director

Vincent DeGennaro, Director

MANAGEMENT PARTNER

The CAM Team

Kathy Melton, President

FINES COMMITTEE

Steven Laurenzano

Gerard Bovaird

Richard Werner

Charlotte Lingard-Young

Joe Kinworthy

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

Information specific to the HOA can be accessed at the new Eagle Landing HOA web site by typing eaglelandinghoa.com in your browser. You can also find HOA information on the eaglelandingonline.com web site.

The CAM Team continues as our HOA management partner providing the HOA Board of Directors broad administrative support including ARC process, property inspections, collection of annual HOA payments, meeting support, records management, and fiscal management.

HOA and CDD

Eagle Landing is managed by both a CDD (Community Development District) and an HOA (Homeowners Association). Simply, the CDD is responsible for the community infrastructure (green areas, amenities, golf course, restaurant, retention ponds, etc.) while the HOA is responsible for maintaining quality standards for living areas through the enforcement of the Covenants, Conditions, and Restrictions. Together, the CDD and HOA are tasked with ensuring the highest quality living standards and maximizing property values. You can access the eaglelandinghoa.com website as well as the eaglelandingonline.com website to learn more about your CDD and HOA.

Current subcommittees of the HOA include the Fining Committee and the Architectural Review Committee. Very soon, the HOA Board of Directors will establish new committees designed to further enhance living standards and encourage more community involvement in the growth and development of the Eagle Landing community. HOA Directors will be reaching out to the community to establish the following committees in 2023:

Social Committee
Safety Committee
Communications Committee
Landscape Committee

If these committees interest you, you can be proactive by sending your interest to the Board of Directors at eaglelandingbod@gmail.com

EAGLE LANDING HOA COMMUNITY GOODWILL INITIATIVE

Researching ways in which the HOA can extend added value to the community, the HOA introduced the Eagle Landing HOA Goodwill Initiative. The objective is to reinvest HOA surplus funds into the community for enhancement of property, promoting resident harmony, and elevating education by way of topics impacting everyday quality of life in Eagle Landing and Clay County.

Strategically, the Board was united in kicking off the first in a series of Community Goodwill Initiatives by hosting an Eagle Landing Town Hall/Fireside Chat type of meeting that was held right here at Eagle Landing's own Landings Banquet Room. The guest speaker was none other than new Clay County Commissioner, Alexandra Compere, who is also an Eagle Landing resident. Fifty resident members were in attendance to enjoy a very nice hors d'oeuvres spread and refreshments prior to the meeting. Commissioner Compere did a fantastic job in sharing an aerial view of Clay County as it is today and what progress looks like in the years to come. Resident feedback from the Town Hall/Fireside Chat was resoundingly positive. The HOA would like to thank Commissioner Compere for taking the time to sit with her constituents and neighbors to enlighten us on the progress happening in Clay County. We also would like to thank Joe Halifko and his restaurant staff on a very nice food presentation and quality service.

The HOA Board is planning two more Community Goodwill Initiative programs for 2023, so look for the public announcement for the third quarter program.

COVENANTS, CONDITIONS, RESTRICTIONS AND RULES & REGULATIONS

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 ten business days, a second "warning" letter is issued to the homeowner. If after another ten business days the violation is still not corrected, fines and/or legal action will ensue. Liens can be placed on a property, but that is an extremely rare situation and one we all want to avoid. Please, do your part in keeping Eagle Landing a wonderful place to live with the very best quality of life by understanding and complying with our CCR and R&R.

VIOLATIONS TO PAY VERY CLOSE ATTENTION TO

Trash Cans and Recycling Bins

Trash cans, yard waste, 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 and yard waste 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 volume 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 cannot be hidden from sight and allowances may be made in the spring cleanup season. However, we encourage homeowners to keep yard waste bags out of sight until the day prior to pick up.

Did you know that Waste Management has strict guidelines on picking up yard waste?

Know the guidelines to avoid an untidy looking property as well as a violation letter:

1. Yard waste must be bagged, bundled, or placed in garbage cans or bags no larger than 40 gallons and should not exceed 50 pounds.
2. Branches/shrubs, etc. should be less than 4 feet long and lighter than 50 pounds.
3. Palm fronds must be stacked neatly with the fan portion facing away from the curb.
4. Whole trees, land clearing is not allowed and should be handled by the tree contractor.
5. Maximum yard waste collected each week is 5 cubic yards (about the size of 4-6 washing machines).
6. If total yard waste exceeds 5 cubic yards, Waste Management will collect 5 cubic yards each week on service day until all waste is collected.

Regarding #6, if yard waste remains visible in the street or on property throughout the week, the homeowner will receive a friendly reminder of a violation, or worse, if it persists.

Lawn Maintenance and Weeds

We are now in the heavy growth 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 parked in the driveway, our Rules and Regulations allow 48 hours for parking in the driveway only. Parking of these types of vehicles in the street is not allowed and will draw 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.

Parking on the grass or blocking a pedestrian right of way by parking on any portion of the sidewalk is prohibited in Eagle Landing. If a vehicle's tires are on any portion of the sidewalk, the homeowner is in violation of both a state parking ordinance and an Eagle Landing CCR rule. The HOA and The CAM Team 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 significant risk as they must try to navigate into the street to get around a vehicle blocking the sidewalk.

Legal Opinion; Parking on The Street

Your HOA is keenly aware of the parking issues throughout Eagle Landing. Poor and inconsiderate parking habits of some of our neighbors can be frustrating, if not unsafe. Some residents incorrectly interpret that the Eagle Landing HOA or CDD has the power to enforce parking restrictions on our county-controlled streets beyond commercial vehicles but, that is not the case. We have asked our HOA attorney to explore any way possible to grant the HOA more power in enforcing safe and proper parking behaviors in Eagle Landing. We think we may have found a way forward on this issue and are currently collaborating with our attorney to potentially structure changes to the Covenants, Conditions, and Restrictions that would allow a step forward in establishing parking rules. If we are successful (and it would take full community support), an enforcement process would have to be established that would take into account that we cannot issue parking tickets, only violation letters. Please stay tuned on this critical HOA mission.

IN CLOSING

The HOA encourages every homeowner to maintain their property at the highest standards befitting our lovely community. But, before making any changes (additions or deletions) to the exterior of your home, check with the ARC first at eaglelandinghoa.com website.

Removing and/or adding certain trees to your property may be a violation, so check first before spending your money. You do not want to have to incur the expense of removing something because it violates ARC.

Exterior work such as painting, roof replacement, driveway changes, room additions, window changes, and landscape changes require ARC approval

The Covenants, Conditions, and Restrictions, ARC requirements, and landscape requirements are designed to maintain the highest level of standards in Eagle Landing. Ultimately, we all reap the benefits of high property values.

Junius Hill, President
Eagle Landing HOA