



## EAGLE LANDING HOA NEWSLETTER

ISSUE #6

NOVEMBER 2023

### EAGLE LANDING HOA BOARD OF DIRECTORS

Junius L. Hill, President  
Michael Young, Vice  
President  
V. Patricia Lougheed,  
Secretary  
Bobby Poole, Treasurer  
Don Hall, Director  
Trent Janney, Director  
Vincent DeGennaro,  
Director  
Jeff Gerber, Director  
Charlotte Lingard-Young,  
Director

### EAGLE LANDING HOA MANAGEMENT COMPANY

The CAM Team  
Kathy Melton, President

### EAGLE LANDNG HOA ARCHITECTURAL REVIEW COMMITTEE

Junius L. Hill  
Bobby Poole  
Randy Smith  
Greg Bing  
Brandy Kosecki

### EAGLE LANDING HOA SUBCOMMITTEES

Social Subcommittee,  
Don Hall

Safety Subcommittee,  
Vincent DeGennaro

Landscaping  
Subcommittee,  
Jeff Gerber

Communications  
Subcommittee, Trent  
Janney

### Fines Subcommittee

Volunteer residents  
appointed by Board of  
Directors

### CONTACTS

Board Of Directors email:  
[eaglelandingbod@gmail.com](mailto:eaglelandingbod@gmail.com)

The CAM Team email:  
[eaglelanding@TheCAMTeam.com](mailto:eaglelanding@TheCAMTeam.com)  
(904) 278-2338

HOA and ARC  
information:  
[eaglelandinghoa.com](http://eaglelandinghoa.com)

ARC requests and  
information:  
[ARC@thecamteam.com](mailto:ARC@thecamteam.com)  
(904) 278-2338

Eagle Landing HOA  
information on the  
community resident portal:  
[eaglelandingonline.com](http://eaglelandingonline.com)

## **HOA OFFICER AND SUBCOMMITTEE CHANGES**

### **BOARD OF DIRECTOR CHANGES**

The Eagle Landing HOA would like to recognize outgoing Vice President, Scott Watson for his many years of dedicated service as an HOA Director. Scott joined the first resident to serve on the Developer HOA, Kirk Lingle, four years ago to begin the HOA transition process from East-West Partners to a resident controlled HOA effective January 2022. Scott played a very important role during his tenure on the Board as his wisdom and leadership were instrumental in laying a solid foundation for the new HOA. We will be forever grateful for Scott's contributions and his commitment to the Eagle Landing community.

Replacing Scott as Vice President is Michael Young. Over the past two years, Michael has shown his true Navy colors by helping to deftly navigate through some of the tough waters experienced in these early years of the HOA. He has tremendous leadership skills, and he is an effective communicator. Congratulations to your elevation to Vice President, Michael.

Filling the remaining two years of the HOA seat vacated by Scott Watson is newly appointed Director, Charlotte Lingard-Young. Charlotte joins the HOA Board of Directors after serving for nearly two years on our Fines Subcommittee. Charlotte's professional background provides a wealth of business and organizational experience

that will add professional diversity to complement the eight other Board of Directors. Welcome to the Board, Charlotte.

### **HOA SUBCOMMITTEE CHANGES:**

New additions to the HOA Fines Subcommittee are Chris Presley and Charles Maner. Again, this community is fortunate to have residents of their caliber step up to volunteer their time and experience for the greater good of all homeowners.

Rounding out the HOA Subcommittee additions is a new ARC Subcommittee member. Brandy Kosecki is bringing her talents to the Eagle Landing ARC Subcommittee effective December 2023. We look forward to working with Brandy.

### **COVENANTS, CONDITIONS, RESTRICTIONS RULES & REGULATIONS**

Many new residents to our community are not aware that we have both an HOA and a CDD. Most newcomers have never lived in an HOA-controlled community and are unaware that there are covenants (signed by the homeowner in the Closing documents) and rules designed to maintain quality living conditions and superior property values.

In summary, the CDD (locate your CDD fees in your most recent Clay County Tax notice) is responsible for the community infrastructure such as retention ponds, green spaces, the golf course operations, parks, pools,

restaurant, and amenity center. The HOA is responsible for maintaining high quality standards relative to your home and property, including parking guidelines. Eagle Landing is considered a premier golf course community in Clay County which is reflected in our home values by comparison to other communities in north Florida. With an HOA committed to the mission of enforcing standards written by law within our Covenants, Conditions, Restrictions and Rules & Regulations, Eagle Landing resident homeowners can be confident to maintain the highest property values over time while enjoying a safe, comfortable, and resort style of living standards.

Most recently, by a 3:1 community vote, the HOA adopted a parking amendment to the CCR Article V, Section 14(e) to address unsafe and obstructive parking in the community. Since the passage of the V14(e) amendment, poor and unsafe parking habits are on the decline. However, selfish, and unsafe parking habits have not disappeared. When the HOA has received anonymous resident complaints, those complaints have been immediately addressed and compliance has been mostly very good. Currently, there are only three homeowners that will be fined for ignoring a rule designed to protect our motorists and our children as they play and walk to school. For the sake of the community, republished here is a summary of the rule:

1. Avoid parking directly across from a neighbor's driveway or blocking mailboxes

2. Avoid parking directly across from another vehicle
3. Avoid parking on the inside of a curve inhibiting line of sight and thus not allowing safe passage of a vehicle
4. Avoid parking at the "T" of an intersection in such a way as to inhibit three-way flow of traffic
5. Avoid causing a driver and pedestrian safety risk by parking within 15 feet of an intersection stop sign
6. Submit documentable data to The CAM Team if a parking violation dispute with a neighbor cannot be resolved.
7. Resident Members can now enter a complaint to The CAM Team that includes documented data on vehicles that are illegally parked and in violation of Amendment V14(e) that include.
  - a. Photo documentation of vehicle, including license plate and description
  - b. Date and time stamp of violation
  - c. Address of violation location
  - d. Positive verification of vehicle owner if known

*NOTE: All violation entries to The CAM Team are held in strictest confidence*

#### **REINFORCEMENT ACTIONS**

1. The CAM Team, upon validating the reported violation, will send a "Friendly Reminder" to the owner of the vehicle based on the address provided, letting the owner know that their vehicle may be in violation of Eagle Landing and/or Florida state parking restrictions. The owner will be asked to correct the violation or respond that the vehicle does not belong to them. The HOA has an extremely high compliance rate in Eagle

Landing with Friendly Reminders.

2. If the Friendly Reminder is ineffective, The CAM Team can issue a "Warning Letter" if the violation is not corrected within two weeks.
3. If the violation persists beyond two weeks after a Warning Letter is issued, the HOA/The CAM Team may initiate a fining process.

The HOA and The CAM Team will make every effort to identify ownership of a vehicle in violation prior to initiating reinforcement communication, including inquiry to CCSO if necessary.

Complaints should be sent to The CAM Team at [violations@thecamteam.com](mailto:violations@thecamteam.com)

#### **OTHER ITEMS OF IMPORTANCE**

##### **Golf Carts**

Florida House Bill 949 went into effect October 1, 2023. It does impact Eagle Landing. In summary:

- Prohibiting a person under 18 years of age from operating a golf cart on certain roadways unless they possess a valid learner's driver license or valid driver license
- Prohibiting a person 18 years of age or older from operating a golf cart on certain roadways unless they possess a valid form of government-issued photographic identification
- Provides a penalty for those who don't have a valid ID

While Eagle Landing has yet to see CCSO enforce this new law in our community, be aware that with growing community frustration regarding teens

irresponsibly driving golf carts in Eagle Landing, it's only a matter of time before a child is stopped and a parent held accountable. Finally, know that it is illegal to drive a golf cart on the sidewalks in Eagle Landing.

##### **Golf Course**

The golf course, including the golf cart paths on the golf course, is for registered golfer use only (a registered golfer is a person that has checked into the golf pro shop and paid their fee to play on the Eagle Landing golf course). Article VIII, Section 7 of the CCR contains clear language that walking, jogging, running, bicycling, skateboarding, roller blading, roller-skating, exercising of household pet, or any other type of exercise is prohibited. Violation of this restriction is trespassing and can result in revocation of a household's use of all Eagle Landing amenities.

##### **Golf Course Rules**

- A registered golfer is permitted to access a backyard to retrieve an errant ball unless that backyard is fenced.
- No Trespassing signs are not permitted on a fence that abuts the golf course.
- Private golf carts that are not registered golfers on the Eagle Landing golf course are not permitted entry to the golf course. Residents who may witness illegal golf carts on the golf course are encouraged to alert the Golf Pro Shop at 291-5600 ext. 1. You may also be helping to curtail damage to the golf course.

##### **Use of Dwelling Units; Home Occupations**

The following home occupations are prohibited in Eagle Landing:

- Foster care homes for the care of more than two foster children
- Bed and Breakfast establishments
- Major and minor auto or machinery repair or paint shops, including welding
- Carpentry, upholstery, and cabinet making
- Beauty shops and barber shops
- Private schools with organized classes other than limited individual tutoring
- Electric machinery or appliance repair
- Day care centers for the care of more than 6 unrelated children
- Medical or dental offices
- Psychological or psychiatric counseling offices
- Direct consumer sales, retail, or wholesale, of any good or commodity on premises
- Landscape/yard maintenance services

#### MAILBOXES

Yes, as a premier community, we have a mailbox ordinance. Access the [eaglelandinghoa.com](http://eaglelandinghoa.com) website to click on Documents and Mailbox documents to learn more about our mailbox standards. In short, all parts must be black with gold numbers, poles must be standing upright (not leaning), and they must always have the scroll with newspaper box under the mailbox. Our top mailbox engineer in the community is Tim Spangler who will get your mailbox back to specification and looking like new again. A non-conforming mailbox can draw violation notices and even fines.

#### IMPORTANT TO KNOW

Just a reminder that all exterior changes or modifications planned for your residence must receive prior ARC approval prior to construction start.

Additions to your landscape are always welcome. However, any change to your home, including major landscaping revisions, must be submitted to the ARC prior to the beginning of construction. This includes all screen enclosures, fences, pool additions, exterior color change as well as concrete patios, colorizing/texturing driveways, and installation of satellite dishes. Application Form may be downloaded and is also available at the CAM Team office.

Each owner shall maintain its portion of the property in good condition at all times, including mowing, edging, weeding and picking up trash out of the yard, lake banks, drainage easements as necessary. (Article V, Section 14)

Any change to the exterior of your home requires ARC approval. (ARC Guidelines II, Section II.I) Any exterior modification, alteration, change or addition must be submitted to and approved by the Architectural Review Committee prior to start of construction.

Please allow ample time for the review process. While many contractors offer to submit the necessary

documentation, it is the homeowner's responsibility to ensure ARC approval is obtained prior to construction.

If construction is started or completed prior to approval and said construction is not approved, it is the responsibility of the homeowner to remove and/or bring into compliance any such construction to avoid incurring unnecessary expenses.

#### TRASH CANS AND YARD WASTE

*Yard waste can only be in view and placed curbside the day prior to Waste Management pickup. In Eagle Landing, we can place yard waste curbside on Thursdays for Friday pickup. Trash cans may only be in view and placed curbside the day prior to Waste Management pickup. In Eagle Landing, we can place trash cans curbside on Sundays for pickup on Monday. Large items, such as appliances and furniture, require a call to Waste Management for a special pickup.*

