



# Estates at Eagle Creek

## Winter 2016 Newsletter

The EECPOA Board of Directors sends their wishes to all for a safe and happy holiday season.



### **MAINTENANCE FEES:**

Due **January 1, 2017** and will be considered late by end of annual meeting. Payments **must be received no later than January 28, 2017** to avoid late fees. Past due letters with late fee assessments will be mailed on Monday, January 30, 2017 to all homeowners not in current standing with their maintenance fees as of January 28, 2017. Maintenance fee payments with a post mark after January 25, 2017 and received after January 30, 2017 will be considered late and assessed penalty fees.

Colleen Witek  
Treasurer, EECPOA

### **ANNUAL COMMUNITY MEETING:**

On January 28, 2017, we will host our annual community Membership Meeting in the Family Life Center of the Oak Hills Community Church located at 90 Eagle Creek Ranch Blvd, Floresville, TX 78114 at 10 a.m. If you cannot attend, ensure you send your signed proxy vote, to EECPOA 100 Palo Verde, Floresville, Texas 78114, or email your signed proxy vote to [president@estatesateaglecreek.com](mailto:president@estatesateaglecreek.com), to be received no later than January 25, 2017. Without the proxy, your vote does not count. Proxy forms can be located on our webpage at [www.estatesateaglecreek.com](http://www.estatesateaglecreek.com).

As much as we love children, we are asking that they be left home with a sitter. No children will be allowed in the meeting. The disruption in previous meetings, made it difficult to conduct our meeting in a timely manner. We have had great attendance and look forward to seeing many more property owners at this year's annual meeting.

### **BY LAWS:**

The Association Board is in the process of updating the current bylaws. You will be notified by email when the updated bylaws have been posted on our website. Changes include: Effective 2017, anyone making late payments, an administration fee of \$25.00 per month will be incurred beginning with late payments received as of May 1<sup>st</sup>. Effective January 1, 2018, regardless of how many lots you own, the maintenance fee will be \$36.00 per lot.

## **VISIBILITY OF HOME ADDRESSES:**

Just a reminder to assist police, firefighters, EMS, service providers, UPS, FedEx, etc. locate your home; please ensure the display of your home address is visible from the street.

## **WELCOME:**

We would like to welcome the sixteen new property owners who have joined our community in 2016. We sincerely hope you enjoy our quiet community as much as we do. Each of you should have received, hand delivered or by mail, a Welcome Packet. In that packet, was a New Owners Contact Data Sheet, which our treasurer needs to ensure the ability for quick and prompt contact with homeowners, as necessary. If you have not taken a moment to complete and return this form call Colleen Witek at (830) 581-8154 with information. Please do so immediately. This information is very important in completing your file. Also, should you have any questions at that time, she will be happy to answer them for you. Again, Welcome to all our new community neighbors.

Linda Kasper  
Chairman, Welcome Committee EECPOA

## **BURN BAN:**



Remember to contact the Eagle Creek Volunteer Fire Department (830) 393-7283 to ensure there is not a burn ban in effect before burning. Approved burning hours are from sunrise and fires must be out prior to sunset. There is no burning after dark. Now with that said, you may have small fire pits for parties, and cooking after dark.

## **OUR NEIGHBORHOOD**

When many of us decided to move from the city to rural areas, we had many different reasons for this move.



What is your favorite thing about living here? What would you like to see improved? How long have you lived here? When we all purchased our property we knew it was governed by a Property Owners Association, (POA), in which membership is mandatory. This is a contract between the property owners, and the POA. We, as property owners, agree to follow the rules of the POA as well as pay yearly dues and any assessments. The POA tries to balance these rules with advantages. If we follow the rules, we avoid problems that many neighbor hoods have, such as junk vehicles, improper building, and trash piling up. This will help our property value, which the neighborhood remember what condition affects, be stable. So when we pay our dues of \$36.00 on January 1<sup>st</sup>, we are getting for those few dollars: we get a board that is doing accounting, project approval, and general maintenance of the common areas in our neighborhood.



Theresa Morehous  
Secretary EECPOA

## **ESTATES AT EAGLE CREEK WEBSITE:**

Yes, we have a webpage. Please register your email address and name on the website to receive the newsletter by email. <http://www.estatesateaglecreek.com>

## COMMUNITY YARD SALE:



Heads up, there will be a community yard sale May 6, 2017. The EECPOA will place an announcement in the Wilson County Newspaper and signs in the common area. Also, watch for reminders on our website.

## NEED EECPOA VOLUNTEERS:



If you would like to volunteer to be on the EECPOA Board or a committee, please contact any Board member. Board members are elected at the General Membership Annual Meeting. The Board meets monthly during the year for about one hour.

## ARCHITECTURAL CONTROL COMMITTEE:

We are often asked what can be built or operated from a property. Most questions are covered by the Covenants, Conditions and Restrictions that are available on our website [www.estatsateaglecreek.com](http://www.estatsateaglecreek.com). The following may help:

“Section 3.06

No activity, whether for profit or not, shall be conducted on any tract which is not related to single family residential purposes, unless said activity meets the following criteria: (a) no additional exterior sign of activity is present, (b) it is the type of action that usually happens in a home, (c) no additional traffic, that would not normally be there, is created, (d) the entity or activity maintains an office or place of business elsewhere, and (e) nothing dangerous is present that shouldn't be there.”

We have also had concerns of firearm use. “The discharge or use of firearms is expressly prohibited.” Please report to the A.C.C. any abuse of this rule.

Philip Vipond  
A.C.C. Chairman

## STRAY ANIMALS:

This appears to be a number one complaint in our community. Yes, there are some animals running that are not from our area and since Floresville does not have an animal control unit, our hands become somewhat tied. Just a friendly reminder to keep Fido in a secured fenced yard, or on a leash when walking. It safest for them and our neighbors. Dog bites are a serious concern. Thank you for helping to keep our neighborhood safe for outdoor activities.

Ashley Chohlis  
2<sup>nd</sup> Vice-President, EECPOA