

# THE ESTATES AT EAGLE CREEK

## MARK YOUR CALENDAR

**January 1, 2021**

Maintenance fees are due



**February 6, 2021 at 10AM**

Annual EECPOA Meeting  
at Oak Hills Community Church

## COMMUNITY CONNECTIONS

**Neighborhood Survey**

[tinyurl.com/eecreeksurvey](https://tinyurl.com/eecreeksurvey)

**Website**

[www.estatesateaglecreek.com/](http://www.estatesateaglecreek.com/)

**Facebook Group**

[facebook.com/groups/neighborsestateseaglecreek](https://facebook.com/groups/neighborsestateseaglecreek)



## PAPERLESS!

All future correspondence will be sent electronically. Please take a moment to update your contact information

[www.estatesateaglecreek.com](http://www.estatesateaglecreek.com)

**Submit Resident Information**



## CONTACT THE BOARD

Questions?

[www.estatesateaglecreek.com/contact](http://www.estatesateaglecreek.com/contact)

Philip Vipond, President  
Arthur Morgan, 1st Vice-President  
Charlie Johns, 2nd Vice-President  
Theresa Morehous, Secretary  
Karen Turner, Treasurer  
Rebecca Hopp Adelman, Welcoming

## EECPOA PRESIDENT'S CORNER

No need for me to describe this year. I am heartened by hearing of neighbors helping each other during this difficult time.

The Board has worked hard this year holding monthly meetings which proved to be interesting ensuring social distancing. We even did our first Zoom meeting. Thank you to all the Board members for another excellent year.

I receive many phone calls regarding improvements, please remember the ACC has 30 days to approve/deny your request.

I wish you all a very Merry Christmas and a prosperous and better 2021.

Philip Vipond  
President, Estates at Eagle Creek



## **ANNUAL BOARD MEETING:** **WHY SHOULD I ATTEND?**

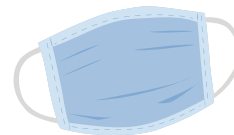
The Estates at Eagle Creek Property Owners Association schedules an annual meeting the first weekend in February every year. Every person counts at the meeting, you get one vote per lot. Last year was difficult to get a quorum. Even at the reschedule meeting, we were not sure we were going to have a quorum again, but we finally were successful.

Attending the annual meeting or submitting your signed proxy is very important for our association! Many reasons to do this are:

- Gives you a voice to express your suggestions or concerns.
- Allows you to pay your annual dues so that you may vote at the meeting.
- Dues are considered late after the meeting and will incur a late fee!
- You can meet new neighbors.
- Update your contact information. The EECPOA has gone paperless!! Please make sure we have your current contact information.

- You can volunteer and/or vote for the board of directors. The positions on the board are on a rotating 2 year term, 2 positions one year and 3 the next year. You are voting on a board seat not an office of president etc.

As you can see, it does matter if you are there, so please do not discount your presence. See you on February 6th!



### **COVID precautions for the annual meeting:**

- Chairs will be spaced
- Mask required over mouth and nose
- Please bring a pen to sign in to prevent spreading of germs, this will prevent us from wiping down each pen after each use.
- Please be considerate of others!

**SATURDAY, FEBRUARY 6TH AT 10AM**  
**OAK HILLS COMMUNITY CHURCH**

## VP'S TOP 5 LIST OF 2020



**#1 PayPal for the win!** My wife used the EECPOA website to pay annual dues online!

**#2 Where are we?** FM 775 street signs replaced! Thank you Commissioner Larry Wiley.

**#3 Info at our fingertips!** Our EECPOA website is now a reality; can pay dues online; provides Association business to members; relevant needed documents are available 24/7.

**#4 Hello Neighbor!** We now have a dynamic and effective Welcoming Committee! Thank you Rebecca Adelman!

**#5 Less than Netflix!** Association dues are still ONLY \$3.00 per month!

Wishing your family the best in 2021! - Art Morgan, VP

## TREASURER'S REPORT

Greetings fellow residents from your Treasurer!!



This year has been a hard one for so many with the Covid-19 restrictions; however, it has also been a year of coming together to help our fellow humans. Money-wise, interest rates, as many of you know, have continued to drop making home ownership refinance more than attractive, but not so good for our Edward Jones CD's.

As of this writing, Dec 16, 2020, our balance at EJ is \$38,643.19 . Neither of the CD's are earning much interest, but at least they are not losing. The Board voted to move our savings account from Wells Fargo to the Edward Jones account, which was done last month. Our current checking account balance at this writing is \$12,643.00. Our total net worth is \$51,286.19.

Maintenance fees of \$36 per lot are **DUE NOW** and can be mailed to:  
EECPOA, 100 Palo Verde Dr, Floresville, TX 78114

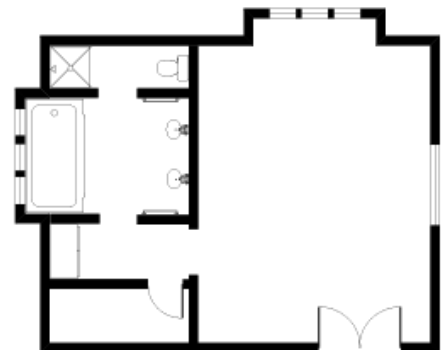
You can also use PayPal from our website to pay your dues. PayPal will add a small charge for this convenience.

Karen M. Turner, Treasurer

## ARCHITECTURAL CONTROL COMMITTEE (AAC)

The AAC is working hard to improve the appearance of our subdivision. If you see something that you feel is a violation of our deed restrictions, please report it to us directly by e-mail to [cjohns.eec.acc@gmail.com](mailto:cjohns.eec.acc@gmail.com) or by phone at 210-275-2930. You must be willing to allow our inspector to view the problem or the ACC cannot pursue it. We do not trespass on private property! Thank you.

We continue to have homeowners/tenants build or place new improvements on their lots without first gaining the approval of the ACC. This is a violation, fines and removal will be pursued. Improvements range from an above ground pool, concrete pads, fences, home/building/carport and so forth. Building something new? Not sure if your project needs approval? When in doubt ask!





## KUDOS FROM THE CREEK

[www.tinyurl.com/EAGLEKUDOS](http://www.tinyurl.com/EAGLEKUDOS)

Pass along positivity! Do you have a neighbor who you would like to thank? Love their home or yard improvements? Noticed their kindness? Looking for a fun way to say hello?

The Estates at Eagle Creek Welcoming Team wants to celebrate the positive in our neighborhood. Share a kudos by sending a message via link above. We will share a KUDOS with your neighbor by leaving a positive note on their gate.

## ANNUAL DUES

Where do your dues go you ask? Your \$36.00 annual HOA Dues are used to pay for the lawn service which keeps the entrances on FM 775 presentable. It also is used to pay for insurance for your Board of Directors, which is approximately two-thirds of the \$36.00 per property, per year. Yep, it's expensive. Besides, the above, we have expenses for electricity (highway entrances), printer ink, paper, postage, and attorney fees to collect from delinquent property owners. Everything else is more expensive, but our dues have not increased since the inception of the subdivision. At the annual meeting, we welcome any discussion on raising the yearly dues amount.

HOA maintenance dues are due **Jan 1st** to your treasurer. The address is: EECPOA, 100 Palo Verde, Floresville, TX 78114 or via PayPal on the website. We extend the rest of January as a grace period; however, your dues are delinquent at the conclusion of the Annual Meeting held February 6, 2021 at Oak Hills Community Church.



**JANUARY 1  
ANNUAL DUES  
\$36.00**

## NEIGHBOR SURVEY

[tinyurl.com/eecreeksurvey](http://tinyurl.com/eecreeksurvey)

In addition to updating your contact information for official business, the Welcoming Team encourages you share your interests on the neighborhood survey! This survey helps us to get to know our neighbors better! Are you a military family? Interested in starting a neighborhood group? We'd love to hear from you!



## ANNUAL MEETING

### ATTENDANCE REQUESTED

Saturday, February 6, 2021 at 10am  
Oak Hills Community Church

### UNABLE TO ATTEND?

Submit your Proxy form by mail or e-mail.  
EECPOA 100 Palo Verde Floresville, Texas 78114  
[president@estatesateaglecreek.com](mailto:president@estatesateaglecreek.com)

THE ESTATES AT EAGLE CREEK PROPERTY OWNERS ASSOCIATION (EECPOA)  
ANNUAL MEMBERSHIP MEETING  
PROXY VOTE

I/We \_\_\_\_\_ of \_\_\_\_\_, of  
 \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_  
 Owner's Name Lot(s) Address State Zip Code  
 being a member in  
 good standing of the EECPOA, under the provisions governing said Association, do hereby grant  
 my/our proxy to the EECPOA President of the Board of Directors or to (insert selected  
 name) \_\_\_\_\_, owner of lot number \_\_\_\_\_, said person having duly represented  
 himself/herself as being a member in good standing of the EECPOA. This proxy is executed for the  
 2021 Annual Membership meeting to be held on Saturday February 6, 2021 and carries with it full  
 right of the proxy holder to cast his/her vote(s) as he/she sees fit on all business as may come  
 before the meeting.

Print name										Mailing Address									
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Signature \_\_\_\_\_ Date \_\_\_\_\_

Comments/voting guidance:

You may bring your proxy to the Annual Meeting. If unable to attend, please send your *signed* proxy vote, to be *received* no later than January 29th, 2021, to:

EECPOA 100 Palo Verde Floresville, Texas 78114

Email: [president@estatesateaglecreek.com](mailto:president@estatesateaglecreek.com)