



EAGLE RIDGE HOMEOWNERS ASSOCIATION

May 2015

Board of Directors

David Berns – President
Andrea Daniels – Vice-President
Marcy Meyer – Treasurer
Michael Ehrlich – Secretary
Edna Toufer – Member-at-Large

Homeowners Association Official Website – Up-to-date information on the community, including announcements of upcoming Homeowners Association meetings, agendas and minutes, can be found on the official HOA website at EagleRidgeHOA.com. We invite you to explore the website as the source for all official information on happenings in the community. Please click on the

Contact tab if you wish to address an issue or concern to the Board of Directors. The Board will either include it on the agenda of the next HOA meeting or they will refer the issue or concern to the Community Manager, Tony Barbarotto for handling.

Ross Morgan & Co., Inc.
15315 Magnolia Blvd. #212
Sherman Oaks, CA 91403
(818) 907-6622

Community Manager
Tony Barbarotto
(818) 907-6622 ext. 224
(818) 907-0749 - fax

Architectural Questions
Tony Barbarotto

Accounts Receivable
(818) 907-6622
Kelly Cheek, ext. 266

Billing
(818) 907-6622
Josh Spies, ext. 209

Escrow
(818) 907-6622
Esmeralda Quiroz, ext. 207

AFTER HOURS EMERGENCY

In the event of an after hours emergency, please call (818) 907-6622, ext. 811 for assistance.

COMPLAINTS, QUESTIONS OR CONCERNS

All complaints, questions or requests must be in writing. Those addressed to the Community Manager, Tony Barbarotto, can be emailed to tbarbarotto@rossmorganco.com. If you wish to address your comments to the Board of Directors, please visit the website at EagleRidgeHOA.com and complete the form under the Contact tab.

Pool & Spa – The Board has just completed the renovation for the pool and spa. In addition, all new furniture and umbrellas were purchased. When using the area, please observe the posted rules. These rules are in place for the safety of all of the community members and their guests. Enjoy the swim season.

Trash Cans and Pests – Trash cans must be put out the night before the following days pick up. Cans must then be immediately brought in after the pickup and stored out of sight inside your side gate or in your garage.



Pest Control – Spectrum Environmental Pest Control is offering pest control service to residents at \$25.00 per month. This service provides safe and effective control for ants, black widow spiders, and all other household insect pests. Spectrum utilizes low-odor EPA approved materials. If you are interested in this service, please call Spectrum Environmental Pest Control at (805) 676-1673 or (818) 996-9789. Please note that the Eagle Ridge Board does not recommend any vendors and that homeowners take full responsibility for hiring any vendor on their property.

Dogs – All owners must keep their dogs on a leash when walking in the community. In addition, owners must carry the proper items to clean up after their dogs while on community grounds.



Architectural Changes – Remember to obtain, fill out and submit an Architectural Change request prior to making any changes to your home (i.e. pool, patio cover, paint, hardscape, room additions, etc.). The forms can be obtained by e-mailing your request to Tony Barbarotto at tbarbarotto@rossmorganco.com or calling him at (818) 907-6622 ext. 224.

Speeding – Please be aware when driving inside the Eagle Ridge community and keep your speed low and safe. We ask that everyone remember to observe the posted signs and be aware of children playing on the community grounds.

OVER

Street Light Concerns – If you wish to report a street light issue please call Tony Barbarotto at (818) 907-6622 ext. 224.

Parking – Parking on the community streets has been a major problem which plagues the Eagle Ridge Community. Homeowners need to refrain from parking their personal vehicles on the streets. The streets are reserved for guests visiting the community. Homeowners must park their vehicles either in their garage or on their driveway. Management has received complaints about mailboxes being blocked by parked vehicles which prevents the mail from being delivered as well as blocking garbage cans and preventing trash pick up service. Homeowners and their guests must be respectful to their neighbors by following the parking rules.



Home Maintenance – Homeowners buying into the Eagle Ridge community understand they are obligated to follow the CC&R's, Bylaws and Rules & Regulations governing the community. One key area of the CC&R's is Home Maintenance which must always be kept up in order to preserve the safety and value of the home. Home maintenance can affect the value of an individual home as well as the entire community when a home appraisal is conducted.

In order to properly maintain their home, homeowner's must:

- (a) Keep their landscaping neatly manicured and healthy.
- (b) Keep their driveways free of oil and rust stains as well as free of debris and trash.
- (c) Keep their porches clean and free of trash and children's toys.
- (d) Strongly look into painting your home as the community is over 17 years old. Homes should be painted every 15 years to keep it looking healthy.

By doing your part to keep your home properly maintained, you will be preserving your home's as well as the community's overall safety and value.

Rattlesnakes – As we head into the hot summer months, rattlesnakes start making their way around the common area slopes and into backyards putting you, your children and pets in harms way. Make sure you take special precautions in protecting your home and loved ones.

"The Snake Wrangler" who has removed these snakes in previous years at Eagle Ridge can be reached at 818-880-4269 (office) or 818-383-0476 (cell). Please note that the Eagle Ridge Board does not recommend any vendors and that homeowners take full responsibility for hiring any vendor on their property.

Garage Sales – Garage sales are strictly prohibited at Eagle Ridge!

Have a great
summer!

