



EAGLE RIDGE HOMEOWNERS ASSOCIATION

October/November/December 2017

Board of Directors

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

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.

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.

Pool & Spa – With the swim season coming to an end, the Eagle Ridge Board wanted to announce that renovations to the pool deck and overhang will start sometime in late January, early February 2018, along with the purchasing of new umbrellas which is all part of what the Reserve Study is stating for 2018. Everything will be completed in time for the 2018 swim season starting Spring Break.

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.



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.

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) The community is over 20 years old and some homes have not been painted since then. 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.

Parking & Traffic -

- ◆ Illegally parked vehicles will be towed away at the vehicle owner's expense (please see Towing Procedures).
- ◆ Per Section 8.2 of the CC&R's, the following are allowable, if, and only if they are stored in such a manner as not to be visible from any neighboring property or street:
 1. Mobile Homes
 2. Trailers
 3. Motorcycles
 4. Boats
 5. Recreational Vehicles
 6. Commercial/business vehicles defined as those with commercial signs or lettering, or those that have equipment that is obviously used for business purposes, such as: ladders, pool cleaning equipment, plumbing supplies, racks, paint, etc. This definition also applies to guests, except when the vehicle is making a delivery or providing a service to the Homeowner.
 7. Unsightly vehicles that detract from the aesthetic value of the community are those which are determined or defined by the Board of Directors.
 8. All similar vehicles to those listed above are interpreted by the Board of Directors and the Rules Committee.
 9. Residents may not park any inoperable vehicle, recreational vehicle (including, but not limited to, campers, motorhomes, trailers, boat trailers, boats, aircraft, mobile homes or similar vehicles), commercial vehicles, buses or vans designed to accommodate more than ten (10) people, or vehicles with more than 2 axles in his garage, driveway, nor on any portion of the common area. All vehicles must have current tags and registered license plates from California and other states. All motorized vehicles in or on the common area and driveways must have current tags and registered license plates from California or any other state or country.
- ◆ Drivers of moped, motorcycle, or similar motorized devices must have a valid driver's license. Excessive noise from any of the above mentioned vehicle (i.e., from driving back and forth, up and down streets) is prohibited. Drivers must abide by all applicable vehicle codes of California.
- ◆ Motorized scooters are strictly prohibited.
- ◆ Cars on the street which have not been moved for over 72 hours are considered "abandoned" and are subject to being towed. Residents must inform the Management Company, in writing, of abandoned cars, anonymous complaints will not be accepted. Before action can be taken, the violator will then be contacted by letter. The Board of Directors will be contacted by phone and a follow up letter, from the Management Company, to proceed with towing procedures after violator has been notified.
- ◆ All cars parked on the street must be in the same direction as the flow of traffic.
- ◆ Homeowners and their guests will be allowed to park on the street in front of their own driveways not to exceed 72 hours.
- ◆ Parking in a manner which blocks the sidewalk is prohibited.
- ◆ No parking is permitted in the designated fire lanes, red zones, mailboxes, or any other areas designated as no parking.
- ◆ The speed limit is 15 miles per hour. WATCH FOR CHILDREN! This rule will be strictly enforced.
- ◆ Reckless driving is absolutely prohibited! Reckless driving is defined as swerving into the oncoming lane of traffic, failing to stop at stop signs, excessive speeding, passing improperly, and driving without regard for other motorists and/or pedestrians or driving in a manner that endangers the residents or property of Eagle Ridge HOA. In addition, this also includes any other reckless driving as defined in the California vehicle code.
- ◆ Cars cannot be advertised or sold in the community.

Pets -

- A. The County and City ordinances pertaining to pets apply to this community. They provide, in part, that pets (i.e. dogs and cats) must be confined to the Homeowner's unit and kept on a leash while anywhere in the common area.
- B. All pets must be controlled so that they will not interfere with other residents' use and enjoyment of the common area. Please be considerate!
- C. Pets are not permitted in the swimming pool, Jacuzzi, or the swimming pool area. This rule will be strictly enforced. Violators will be subject to a monetary penalty as well as cleaning charges.
- D. All pets are the responsibility of the Homeowner, tenant, or guest. Residents are required to carry "Pooper Scoopers" when walking dogs or adequate provisions to clean up after them. Owners are responsible for cleaning up their pet's waste/products immediately! Violators are subject to a fine, in accordance with the fine structure governing the Eagle Ridge HOA.
- E. Owners are responsible for any costs or damages to the common area grounds or shrubbery, etc...(Cost of repairing the damage plus 10%).
- F. No pet noise which disturbs the community shall be permitted, for example, excessive of continuous dog barking.
- G. Pet Rules for Common/Recreation Area:
 - 1. Dog owner must carry material to clean up after dog.
 - 2. Dog must be on a leash held by owner. Dog is not allowed to roam free.
 - 3. Please have courtesy for non-dog owners.
 - 4. Failure to comply with these rules will result in a fine of \$50.00 for first occurrence, \$75.00 for 2nd occurrence, \$150.00 for 3rd occurrence and subsequent occurrences.



Street Blind Spot - Numerous complaints have come in regarding the "blind spot" to drivers exiting "Blazing Star" to "Eagles Claw." There have been a number of close calls to drivers almost being hit by oncoming traffic due to parked cars on Eagles Claw, as well as speeders. The Eagle Ridge Board did do a walkthrough of the area and will be putting up "No Parking" signs along a portion of "Eagles Claw" on both sides and painting the sidewalk curbs red. This will start from "Blazing Star" up "Eagles Claw" towards the pool. The Board feels strongly that this preventative measure will be an additional safety measure to the residents and their guests at Eagle Ridge.

Street Slurry - The street slurry, which is the asphalt top coat, will take place in the Spring of 2018. This will take roughly 2 weeks to complete.

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

Please be reminded that Garage sales are strictly prohibited at Eagle Ridge!

