



EAGLE RIDGE HOMEOWNERS ASSOCIATION

December 2019 - February 2020

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.



Trash Cans



Trash cans must be put out the night before the following day's 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.

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.



2020 & 2021 Reserve Component Work

- ◆ February 2020, the community streets and asphalt slurry will be completed. January 2020, notices will be mailed out to membership.
- ◆ Community perimeter wrought iron fencing repairs will start February 2020, followed by the wrought iron painting to be completed in 2021. January 2020, notices will be mailed out so owners can start their backyard preparation.

OVER



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 or 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.



Pet Waste Disposal Units

Three (3) new pet waste disposal units have been placed in the community. They are at the pool, by the park on Hollycrest and at Blazing Star & Rivello. Homeowners calling in are very appreciative of the new additions.

Mass Action Lawsuit



Eagle Ridge is now part of what is known as a mass action lawsuit against Southern California Edison for the purposes of recovering funds to the damaged slopes, lost trees, and damaged irrigation. Southern California Edison has admitted they were at fault causing the Woolsey Fire, which has resulted in settlements with other claimants who have recovered millions. We are optimistic that the law firm representing the Eagle Ridge HOA will be able to recover the needed funds for all the replanting and repairs. Currently, the law firm is working closely with the HOA's landscape company on cost factors and loss that affected Eagle Ridge related to the Woolsey Fire. The Board and Management will keep you all informed on the progress of the case. It is with great hope that we can secure a settlement by late Summer to early Fall 2020.

Community Slope Damage

Many Homeowners have called in asking when the fire damaged slopes in the community will be replanted. Currently, the HOA's landscape company is engaged in talks with the Fire Department, County of Ventura and the City of Thousand Oaks to determine what new codes on slope planting will be put in place so Eagle Ridge is in compliance with all the new codes. As far as a time frame when those codes will be in place, we have been told late Spring to early Summer. As an HOA, we just have to be patient and wait. The Board and Management will keep you all informed once the codes are put in place.

Happy Holidays!