

THE RESERVE BULLETIN



The Reserve on the Eagle River

Where neighbors are friends and friends are neighbors

SPRING 2014

Spring time is here which means time to break out the deck furniture and summer toys. It also means the Building A homeowners can return to their homes that will be finished and ready to move back into by the end of April.

Although the HOA doesn't have major projects going on this summer besides the regular painting, maintenance and some parking lot repairs the Board is in the midst of some planning for future projects. Homeowner attendance and participation at future Board meetings is encouraged to make sure the ownership is current on the decision making process and final decisions that affect the community.

LANDSCAPE DESIGN MASTERPLAN

The Board is in the process of reviewing and approving a landscape master plan that will be developed over the next few years. The first review of the master plan will take place at the April Board meeting scheduled for April 21st at 6:30 at the clubhouse. Please attend this meeting so you can hear first hand from Scott Sones from Ceres+, the landscape design architect that will present the first draft of the master plan.

COLLECTION POLICY

At this point you've been made aware of the new collection policy by mail, email and it's also posted on the HOA website www.thereserveontheeagleriver.com. It's important for all of the ownership to understand the new policy and how it may affect them. The new policy addresses time frames 30 days, 45 days and 90 days. Most of the owners will be unaffected by this new policy but there are some that will need to restructure how they pay their dues by July 10th the entire ownership will be held to the new policy. Please contact management or Kay Cheney HOA book keeper if you need clarification.

IRRIGATION and LANDSCAPING

Last summer the irrigation system saw a number of repairs and upgrades to the hardware to make the system run as efficiently as possible. The Board is moving forward on establishing a landscape design master plan which will include a revised irrigation system that will reduce water use and overall maintenance cost in lawn care. At this time the irrigation is scheduled to be turned on sometime in May.

A FEW REMINDERS THAT WILL MAKE LIVING AT THE RESERVE EVEN MORE ENJOYABLE

NO SMOKING of any kind is permitted on the decks or in common areas including the pool and clubhouse.

PARKING LOTS:

All vehicles need to have a plate, current tag and belong to a resident living on property.

Storage of truck covers or tarps must be stored out of sight when not in use.

Storage of all things must be inside an enclosed trailer or on a trailer.

For all of the parking rules please go to HOA website www.thereserveontheeagleriver.com

HALLWAYS

Hallways are common space there are not an additional room to your condo unit. Please keep hallways clear of any personal items.

POOL

The pool is scheduled to open for the summer on Memorial Day weekend.

LEASE REQUIREMENT

Any owners of a condominium unit shall have the right to lease his condominium unit upon such terms and conditions as he may deem advisable, subject to the following. Any lease shall be in writing and shall provide that the lease is subject to the terms of the Declaration, the Articles of Incorporation and Bylaws of the Association and these rules and regulations. Only an entire condominium unit may be leased, not any portions thereof, and no parking space may be leased separately. Any failure of a lessee to comply with the terms of the Declaration, the Articles of Incorporation or Bylaws of the Association or these rules and regulations shall be a material default under the lease enforceable by the Association. Each owner shall keep on file at the offices of the Condominium Association (1) a copy of any current lease between the owner and his tenant; (2) the tenant and owner information form and (3) a copy of the current rules and regulations signed by the tenant.

KEYS AND LOCKS

Each owner shall at all times provide the Association or Manager with keys to his condominium unit. If the lock to a condominium unit is changed, the owner of that condominium unit shall forthwith provide the Association with the key thereto. Any owner failing to abide by the provisions of this paragraph shall, in the event of an emergency or otherwise, be liable for damage resulting directly or indirectly from the failure by the Association to obtain entrance to that owner's condominium unit. In addition, if any owner fails to provide a key as provided herein, the Association shall not be liable for any damage suffered by a condominium unit in the event the Association deems it necessary in its sole discretion to enter a condominium unit by force. There is a \$50 fee for the management to provide access to a unit.

NOISE AND NUISANCE

Be neighborly about the sounds and smells omitted from your units. The condominium buildings contain limited soundproofing. All persons subject to these rules and regulations shall respect the peace of their neighbors. In no event shall any such person play musical instruments, shout or operate audio equipment, which may be heard outside that person's condominium unit between the hours of 11:00 p.m. and 8:00 a.m. Construction will be allowed between the hours of 8 a.m. to 6 p.m. Monday- Friday, 9 a.m. to 5p.m. Saturday and 10 a.m. to 5p.m. Sunday.

PETS

No tenant may keep a pet within The Reserve. A \$1000 fine will be imposed upon the unit owner at time of discovery. In the event that the pet is not removed within 30 days the owner of the unit will be fined \$50/day until the pet is removed.

Dog owners are responsible for picking up after the dog immediately as well as disposing of the waste appropriately in our trash bins.

Dogs may not be walked on landscaped common areas to do their duties.

No pets shall be tethered to any portion of the general common elements.

For all of the pet rules please check out Rules and Regulations on HOA website www.thereserveontheeagleriver.com

BOARD INFO

DID YOU KNOW

- That the Board of Directors meet on the 3rd Monday of each month at 6:30pm at the clubhouse:
- You are all welcome to attend, notify manager if interested in attending prior to the meeting.
- The Reserve has a BoD of 6 members. - Lauren Immel N102, , Tim Sullivan Q103, Matt Lydens - M201, Jess Frieze N101, Scott Ashburn F203, and Janet El Bitar G101, H101

www.thereserveontheeagleriver.com