

MARCH 2022 NEWSLETTER



Eagle Ridge Homeowners' Association

Website: www.eagleridgenews.org

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ANNUAL MEMBERSHIP MEETING

The Annual Membership Meeting is scheduled for Saturday, September 17, 2022 beginning at 9:00 AM. It will be held at Arlington Post Middle School, 1220 E 5th St, in the Commons Room, unless new COVID restrictions are in effect at that time. Further updates will be provided in the June Newsletter. All lot owners are encouraged to attend.

IMPORTANT WATER SYSTEM NEWS

Well #2 is in failure

We are now operating on Well #1 only and it is functioning correctly and capable of supporting our whole community. This does mean, however, that we have **no** backup or reserve capacity for high summer water demands.

Explanation: Well #2 is not allowing sufficient water from the aquifer to flow into the well casing. This results in Well #2 pump emptying the well casing and sucking in air rather than water. This will damage the pump quickly, so Well #2 pump is shutdown at this time.

There are numerous action items that need to be taken of and these are all delayed and challenging due to the lack of available contractors to do the work needed. Here are the current list of action items; depending on success of the steps, we would not need to do all of them at once:

- Have a camera inserted into Well #2 and view the status of the screens that allow water to flow into the well casing.

2021-2022 Board of Directors

Ken Hawking	Bob Gubser	Joe Amma	Kristi Neeleman	Don Wallace
President	Vice President	Treasurer	Recording Secretary	Member-at-Large
360-435-2832	360-474-8203	425-330-7929	360-618-3888	360-435-1197

- Flush Well #2 with high pressure water and some chemicals to dissolve the iron compounds that may be clogging the inflow of water into the well casing. This cost will be in the range of \$10K and we do have barely ample ERHA funds to cover this step.
- If flushing doesn't work, we will need to consider drilling a new well. If we need to drill a new well, the cost will be in the \$40K range and we do not have ERHA funds to cover this.
- We will need to call a Special Membership Meeting to vote on a special assessment. We need to provide 15 day notice for this meeting.
- 10% of the ERHA lot owners must attend the special assessment meeting or vote by proxy
- The vote must carry by 2/3 of those members voting in person or by proxy to have a special assessment approved. A special assessment of \$300/lot would raise \$43,800; a special assessment of \$342/lot would raise \$49,932 and allow for possible cost overruns.
- A new well would then be funded
- A limited number of contractors are interested in our project and those interested are booked into the June/July 2022 time period

None of this will be quick or cheap, but in the long run we need to have two working wells.

BOARD MEMBER ELECTIONS

Three Board Member positions will be up for vote at the Annual Meeting. Treasurer Joe Amma has announced his retirement from the Board at the end of his term in September. Joe will have served on the Board for the past 13 1/2 years, having been first joined the Board in March of 2009. Thanks Joe, for all your work on behalf of the Association.

There will thus be at least one vacancy on the Board at this year's meeting and it is important that the Board remain at full strength. If you are interested in serving on the Board, please contact one of the Nominating Committee members, Ken Hawking (360-435-2832), Mike Cole (360-435-4114) or Nicki Burns-Amma (425-422-7388), to assure that your name is included on the ballot mailed in August.

ARCHITECTURAL CONTROL ISSUES

All lot owners are reminded that the Covenants (Article X Architectural Control and Article XI Building and Use Restrictions) require that any proposed construction, including dwellings, garages and carports, barns and similar outbuildings, other minor outbuildings (including, for example, tool sheds) and fences and walls, must be submitted to and approved by the Architectural Control Committee before that construction commences. Lot owners should contact Ralph Yunker (360-435-7947), Ken Hawking (360-435-2832), Kristi Neeleman (360-618-3888) or Don Wallace (360-435-1197), Members of the ACC, when planning any construction.

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GATE FOBs & SECONDARY GATE CODES

The cost for a gate FOB is \$50 per FOB. If homeowners need to purchase additional gate FOBs, please use the email on the ERHA Website (eagleridgenews.org) for purchase.

New secondary gate codes have been issued for all lot owners. The document providing the new code that applies to each lot is included in this mailing. Please keep it handy, as your old secondary code will be deactivated in about two weeks.

COMMUNITY GARAGE SALE

The annual ERHA community-wide garage sale will be on Saturday and Sunday, July 16th & July 17th, 2022, 9am-4pm. The security gates will open at 9am and will remain open until 4pm. The gates will be open for both days of the garage sale. Homeowners are responsible for their own signage.

DO NOT ADVERTISE GATE CODES ON SOCIAL MEDIA.

OFF-ROAD VEHICLES ON ERHA ROADS

As a reminder, ALL off-road vehicles are PROHIBITED on community roads, including the River Road. Homeowners may ride these vehicles on their own property only.

Article XI, Section 13 of Covenants, Conditions and Restrictions (CC&Rs) states:

"All roads of the Association shall be used and maintained exclusively for ingress, egress and utilities. No person shall obstruct or impede such uses, nor render the same hazardous or dangerous in any manner. The Board of Directors may establish and enforce speed limits and other traffic controls and regulations.

In keeping with that Section, the Board adopted road rules in April of 1992 that provide, in part, that the roads "... shall not be used by drivers who are not licensed to drive on the public roads ..." and that the roads "shall not be used by vehicles that are not licensed to be driven on the public roads."

A complete reading of Article XI, Section 13 of the CCRs and the Road Rules is on eagleridgenews.org and click on "Governing Docs."

Please be aware of walkers, bikers, children and especially our local wildlife. The speed limit in ERHA is 25 MPH on ALL PAVED ROADS; the River Road is 10MPH. Watch out for our wildlife, especially in the dusk to dawn hours of the day.

PLEASE SLOW DOWN.

RIVER KEYS

Please go to eagleridgenews.org to email a request for a \$10 River Key.

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