

SPRING 2024 NEWSLETTER



Eagle Ridge Homeowners' Association

<http://www.eagleridgenews.org>

March 18, 2024

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River Road Access

The board has identified people sleeping overnight in their cars along the river road. They were associated with lot owners on 42nd Dr. The board feels that the overnight parking has been discouraged and the chain lock at the gate are no longer necessary. Association members are reminded that there is a dusk to dawn curfew for the river road easement and in addition use of the easement should be supervised by a lot owner. The river road also provides access to our water supply so maintaining security is very important. Please remember that river gate keys are not to be copied and should not be loaned out. If you need a key, obtain an authorised version from our secretary, Heather Ostmann. We have upgraded the security camera at the access gate giving us a clearer picture of activity (used to identify the vehicles).

Community Involvement

I have been a member of the board for more than ten years and one recurring discussion point over that time has been involving our association members in community maintenance. One recent suggestion is to develop a list of homeowners and their capabilities that can be called on when needed. Think post-hole digger or small back-hoe, etc. and even career expertise. Suggestions on this topic are very welcome as it is you that we are trying to involve in the community. What can you suggest? This is the second month this paragraph has been included in the newsletter because the first edition drew no response.

Secondary Gate Codes

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.

Commercial Use of Lots Prohibited

As a reminder of the notice that each lot owner receives when they voluntarily sign their deed to property in Eagle Ridge and agree to comply with the CC&Rs, the statement in the Welcome Letter

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that each new owner receives, and as reaffirmed in a Judge's order resulting from a complaint previously filed by the Board, commercial use of lots within the Association is strictly prohibited.

ERHA Road Rules

As a reminder, dirt bikes, quads, side-by-sides, etc., ARE NOT ALLOWED on roads or any riverfront property; only street licensed vehicles are allowed on community/easement roads. Please see the Road Rules document in the Governing Docs section of the ERHA website.

Architectural Control Committee

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 (435-7947), Bob Colinas (425-754-6567), Heather Ostmann (253-222-8622) or Mike Cole (425-330-4114), Members of the ACC, when planning any construction or major landscaping.

HOA Board Meeting:

Our next HOA board meeting is scheduled for June 10th at 7:00 PM in the Stillaguamish Conference Room, 154 W Cox Ave NE in Arlington adjacent to Halle Park. All residents are welcome to attend and share their input and ideas.

2023-2024 Board of Directors

Jake Nolte	Ken Hawking	Dave Tripp	Heather Ostmann	Mike Cole
206-356-5961	360-435-2832	425-740-4619	253-222-8622	425-330-4114
