



Eagle Ridge Board Meeting held on 1/21/08

Meeting called to order at 7:20 PM. Attendees: Mary Ellen Mayer (Active Resident), Lee Campbell, Simone Justesen (LS Management), Les DeBusk, Cor Tadema, Alice Keasler, Dave Laba and Deanna Seay (Board Members).

C.O.P.S.

Mary Ellen Mayer opened the meeting with an update on the potential Eagle Ridge Neighborhood Watch Program, partnering with the Marietta Police Department. The program is called C.O.P.S.

Mary Ellen obtained the statistics from Marietta Police with the incidents reported for our subdivision and explanations for the incident descriptions used:

1. Break-Ins – forced entries – very minimal at Eagle Ridge.
2. Audible alarms – Police can't see the cause.
3. Suspicious – Someone other than homeowner hears or sees something.

Mary Ellen was also told that C.O.P.S. must have at least 75% of homeowners participating in the first meeting to enact this watch program.

Mary Ellen followed up with police and since Marietta is eager to have a subdivision on the east side of I-75 participating in C.O.P.S., they will waive this requirement. In addition, we will include reference to C.O.P.S., both in our upcoming newsletter and on our the website, so that residents can email Marry Ellen Mayer if interested in participating in C.O.P.S.

An email address has been established for Eagle Ridge: COPS@eagleridgesub.com has been setup for our residents and the COPS section has been added to the "contact us" section.

The city of Marietta has enacted an ordinance to establish reasonable expectations of alarm users and to ensure that alarm users are held responsible for their use of alarm systems. It was suggested to include an item in the news letter to inform that residents must register their alarm or potentially face a fine.

Marietta City schools

Mary Ellen Mayer reported that Lockheed Elementary School unfortunately has an unfavorable reputation, which potentially has affected the reselling of properties in our subdivision. The City of Marietta however has adopted a program called "**Open Choice**" to lead people back to the city schools. This allows Parents to choose to have their children attend ANY Marietta city school. Transportation is not (yet) provided for the alternate schools and parents will have to arrange the transport of their children. Coldwell Banker Real Estate is aware of this, but we discussed that we very much need to advertise this "Open Choice" to all homeowners and area Realtors.

LS Management Feedback

Some homeowners have said to LS Management that the new management style and approach is a “knit picky” one for enforcing our covenants at Eagle Ridge. Remedy: More newsletters, brochures and more frequent homeowner meetings, possibly quarterly is needed to help educate how important it is to enforce our Covenants for our community so to protect our investments and how management is being consistent regarding all residents.

Board and LS to Issue “Covenants Guidelines Brochure”: Making it easy for homeowners and tenants to understand about the details regarding the most common violations at Eagle Ridge and what homeowners/ tenants cannot do or may be subject to fines.

There is no need to obtain approval from the residents for these brochures as this is educational information and not a change to the covenants.

Nuisance

As a result of many LS Management drive throughs at Eagle Ridge, several violations pertain to “nuisance”. The board also discussed Concerns vs Violations:

- 1) LS and Board to use common sense when reporting violations
- 2) Always send letters to homeowner that includes relevant covenant article quoted

The Board will begin the fines process for homeowners who have received up to three warning letters from LS Management and have still yet to resolve their violations.

The fines process consists of the following:

Certified letter to be mailed to resident, allowing the resident to present their case to the Board (arbitration) before fining begins. Board and LS to also schedule arbitration hearing. The certified letter must also state that fining will begin at a certain date and that they will be offered the opportunity to present their case to the board. The fine will be \$25.00 per day per violation and when it cannot be collected, a lien will be placed against the home.

There are presently 128 violations – 5 are at the point to begin the fines process.

Dues collection

Updated report given to Cor. Simone will arrange to give him the password to access the LS Financial database for Eagle Ridge.

The deposit do not specify what each property owner has paid (password has meanwhile been provided).

\$852.00 outstanding dues and \$2,700.00 2007/2008 past due (Less than 10% of home owners) Warning letters will be mailed from LS Management on 1/31/08, giving the owners until 2/15/08 before collection is handed over to Eagle Ridge Attorneys, which will cause the homeowner amounts due, to substantially increase.

Other Items Discussed

LS Management Contracted for Eagle Ridge – Can LS be voted out?

A question whether LS Management could be voted out by the homeowners came up from an upset resident who is very displeased with Eagle Ridge Management and the enforcement of our Covenants. Eagle Ridge Property Owners cannot vote out LS management, but they can vote out the current board during next September's POA meeting, of which the new voted in Eagle Ridge Board could cancel the LS Management contact. However as per the Covenants, only property owners in good standing (those who are current with dues and/or fines) are permitted to vote in any Eagle Ridge Referendum.

Eagle Ridge POA Old Bank account

It was decided to close the old bank account and have a certified check made payable to Eagle Ridge POA and send to LS management to deposit to a higher interest earning account.