



Eagle Ridge Subdivision

27-May-2005

www.eagleridgesub.com

News Letter

Annual Homeowners meeting on Saturday, 25th June 2005 at 10:00 am in the library.

Agenda of the Annual Meeting.

Topic	Speaker
Welcome & Opening	Jan Wright (Board)
Annual Financial Report	Cor Tadema (Board)
Landscaping/Front Entrance Update and results of Flashing Lights study at entrance	Jan Wright (Board)
ACC Report	Jimmy Johnson (ACC)
Rental Restriction (Third Amendment) questions (if any)	Mark Lefkow (Board)
Nominations/Volunteers and Voting for new Board	Les Debusk (Board)
Call for volunteers for committees	David Warren (Board)

SPEED LIMIT 25 MPH

LAWN CARE

Have you looked around in our subdivision lately and notice the condition of some lawns?
The covenants are clear that you are expected to maintain your lawn and stop it from becoming a nuisance. This means that not only do you have to cut your yard and trim your shrubs, but also maintain the grass. A freshly cut yards with primarily weeds instead of grass will be considered a nuisance and you can expect a letter from the ACC.

PARKING

We have noticed a increase in the number of cars parked on the street or on people's front yard. As per the covenants parking on your yard is NEVER allowed and parking on the street on a recurring basis is not permitted. The ACC has send a number of warnings in the past to violators and in the future the board will issue fines immediately for parking on the yard and will reduce the grace period for parking on the street and if needed have the car towed at the owner's expense.

RENTAL RESTRICTIONS

THE THIRD AMENDMENT HAS PASSED AND HAS BEEN FILED WITH THE SUPERIOR COURT IN COBB.

THE RENTAL RESTRICTIONS AS DESCRIBED IN THE THIRD AMENDMENT ARE IN EFFECT PLEASE SEE THE "EXPLANATION OF THIRD AMENDMENT TO THE COVENANTS FOR EAGLE RIDGE" ON OUR WEBSITE.

Window Problem Information

Our window warranty from Capital Windows division of MI Home Products is good for 10 years from the original sale date of your home. According to the survey from last winter there are over 500 bad windows in the Eagle Ridge community which had not been replaced as of March 2005. Time is running out for most homeowners.

To have the replacement glass sent to your home you need to contact Metal Industries, Inc, Customer Service in Gratz PA 17030-0370. They can be reached at 1-800-949-3818. They will mail you or FAX you a form to fill out and return. The glass will be shipped to you via FedEx and usually arrives in less than three weeks. The window warranty is for glass only. You will need to pay shipping costs (\$15 per window) and installation. If you are handy, the installation is not difficult for most windows.

Large windows (e.g., bay windows, palladium windows, etc.) are treated differently than regular windows as they are too large to be shipped via FedEx. To replace a large window you will need to call the customer service office in Gratz PA or direct to the factory at Millen Georgia (FAX 1-800364-6393) and arrange to have the windows delivered and installed at your home. Generally the driver will also be an installer who can do the installation. Even though the replacement glass has no charge it may cost you \$200 for the shipping and installation. You negotiate the price.

Invitation to the Annual Property owners Meeting

The board of Directors of the Eagle Ridge Property owners association, Inc. has the pleasure to invite all property owners to attend the Annual meeting on Saturday 25th June 2005 in the Library on the Lower Roswell road.

The meeting will start at 10:00 AM.

If you are not able to attend the meeting in person please provide your proxy to one of your neighbors attending the meeting to ensure that your voice is heard.

Please ensure that your proxy vote slip below is turned in prior the start of the meeting.

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PROXY VOTE

I/We, the legal owner of the Eagle Ridge Property located at ____ Soaring ____ assign
(name) _____ at (address) _____, to represent
my vote during the annual property owners meeting to be held on 25th June 2005.

Signed

(Property Owner) _____ (Proxy holder) _____