

EAGLES LANDING UPDATES FOR JULY 2024

Just a few updates for everyone as we are now creeping into July and getting ready for several welcome changes and construction.

1. Thank you to all who got their assessment payments early it gives us a chance to see we are moving forward. For those of you that do not pay by the 30th of July we will start compounding, fines, and interest after ten days. Note that a lien on a unit for unpaid assessments is *automatic*. Let's please work together to ensure our properties are being brought to values and complete the deferred maintenance that affects us all.
2. Congratulations to Unit F5 on the sale of their 3-bedroom unit. We will be welcoming the new homeowners shortly. Their closing price has hit a record per sq foot for the residences here and is nothing but good news for all of us.
3. Unit A2 reported an outside faucet issue. We have scheduled a plumber to inspect and repair the outside faucets, which are the responsibility of the HOA. If anyone else is having an issue, please let us know. We count on you to report these repair needs.
4. Unit D5 had an unresolved missing brick at the bottom of the stairs to the unit that was dangerous. That is now resolved. If anyone else has walkway issues that are not part of the current plans for the current assessment, please inform us promptly so we can have them addressed.
5. Unit B6 has requested a \$7700.00 credit for his windows. As there is no mechanism in place at this time to grant reimbursements or credits, we were unable to grant the request. We will be considering any reasonable proposal for reimbursements and/or credits at the next Board meeting. In the meantime, we are unable to approve reimbursements or credits as there is no procedure and nothing in either the bylaws or Declaration allowing such. A few of us that have purchased our windows are not requesting reimbursement in order to keep this moving forward.
6. The structural engineer from Steig and Assoc Walter Steig, has been out a few times, and we should have his final recommendations for fixing the unpermitted work on the stairs that were placed by ProSource. The good news is the repair work will not be as extensive as we had thought. Several of the stairs would not have passed code but he has come up with fixes and was meeting with the Town Building Department after he had met with the builder and myself last week. We will still need ATF (after the fact) permits after the work has been completed.
 1. Unfortunately the existing original stairs that some still exist and are the wood ones according to him never needed to be replaced just maintained and were properly and still are properly anchored on to the units (ie:stringers) The new ones are not and will need additional bolts and anchors. There are metal grates that can be applied to the top of the wood for anti-slip and will be using those going forward. All rotted railings will be replaced and fascia boards.
 2. As this work by Prosource was not accomplished in a worker-like or quality manner, we are looking at our options of recovering these expenses

for the ProSource deficits and ATF costs and we will advise you on that in the next few weeks.

3. BACK FLOW TESTING AND SPRINKLERS: The required back flow testing has not been completed for the lower sprinklers as they are having issues accessing the water flow. Luis from L & B landscaping is working on this issue and as soon as we have that turned on the sprinklers will be on in the lower area.

4. There are potholes that are waiting to be patched. The work to be done by Bryan Gotz and has been ordered.

5. Please let us know if you need any maintenance work to be done on the property. That way, we can create a list and address it accordingly.

6. The books and bookkeeping emails were finally turned over to our bookkeeper Irene on June 15th. Irene has done a great job in recovering data and creating accurate reports and accounts for each of the units. We will be posting more communications on our web page on this. Please do not hesitate to reach out to Irene and Dianne with any questions.

7. We will also have a legal update from counsel in the next week regarding the assessments, possible recovery of funds and going forward.

8. We will begin purchasing materials for the assessment when we get to 80% of the assessment fees in. So please let's not delay construction and try getting the fees in sooner than later. You are helping all the neighbors with this !!

Everyone please have a wonderful and safe 4th of July and reach out with any questions.

Regards

Shannon

Interim President