

Manager's Memo

Dear Eby Creek Mesa Residents,

I'm excited to introduce myself as your new Association Manager, Zach Daly. Starting on August 21st, 2023, I took over the role from Matt Hayden, who served diligently with Elevated Colorado Management.

In this role, I am committed to enhancing communication and streamlining various processes to better serve you and the community as a whole. I'm here to assist in any way I can to ensure the community continues to flourish.

You can reach out to me directly at manager@ebycreekmesahoa.com. While I strive to respond to all emails within a span of 1-2 business days, I'm also open to scheduling 15-minute virtual calls for topics that might benefit from a deeper conversation. I can share a link to my calendar to schedule these calls upon request.

I look forward to working together to make Eby Creek Mesa an even better place to call home.

Communication Corner

In an effort to foster a connected and informed community, we are working diligently to enhance various avenues of communication within Eby Creek Mesa. Here's what you can expect in the coming months:

- **Electronic Correspondence:** To ensure timely and efficient communication, we are improving the electronic methods of delivering newsletters, updates, violation notices, billing statements, and other association-related correspondence. This streamlined approach will make it easier for residents to stay informed about what's happening in the community.
- **Website Updates:** The Association website will undergo some optimizations to become more user-friendly and to provide comprehensive information on current events and other important aspects of communication within the community. This update aims to become a one-stop portal for all your community-related information needs.
- **Inclusive Communication:** While our primary mode of communication will be English, we encourage non-native English speakers in the community to reach out if they would prefer to receive correspondence in another language. We aim to be inclusive and accommodating to all residents.

We are committed to enhancing transparency and fostering open lines of communication. Please stay tuned for further updates as we continue to implement these improvements. Your feedback and suggestions will always be welcomed to make these enhancements better aligned with the community's needs.

Events

October Board of Directors Meeting

When: Thursday, October 26th, 2023 at 5:30 PM

Where: Google Meet - Virtual Meeting Room

Google Meet joining info

Video call link: <https://meet.google.com/joi-thei-smx>

Or dial: (US) +1 413-398-2650 PIN: 465 639 741#

More phone numbers: <https://tel.meet/joi-thei-smx?pin=2328535914703>

October Design Review Board Meeting

A meeting of the Design Review Board hasn't been scheduled for the month of October

We invite all interested residents to attend the upcoming meetings. These are a great opportunity to stay informed about ongoing projects, community developments, and future plans.

Community Briefs

Enforcement Update

As I settle into my new role, I've noted that several aspects of the community policies require revisiting to ensure they adequately serve the evolving neighborhood. Collaborating with the Board, I am undergoing a comprehensive review of the Association's Rules & Regulations to identify necessary updates or clarifications, particularly concerning the screening of campers, trailers, and recreational vehicles, as well as guidelines for parking on streets, gravel, and road rights-of-way. Please remember, these rules are not designed to penalize, but to foster a safe and comfortable living environment for all, maintain specific appearance standards, and preserve property values.

Past Due Assessments Notification

As we review the financials, we note that some assessments for 2023 remain unpaid. These dues were due on March 31, 2023, and were marked late after April 30, 2023. Our accounting firm will be rebilling homeowners with outstanding balances shortly. Please be aware that if dues remain unpaid, the Association will be compelled to charge an interest rate of 8% per annum on outstanding amounts. We appreciate your prompt attention to this matter to keep the community's finances healthy.

Illegal Dumping in Community Areas

Unfortunately, there have been instances of illegal dumping in the dumpsters and trash receptacles located at the park and pavilion areas. We emphasize that personal trash disposal should be managed by homeowners' respective trash and recycling providers. Misuse of communal areas not only presents sanitation challenges but also heightens the risk of overflowing dumpsters and scattered trash, which can attract wildlife and create unpleasant surroundings. We appreciate your cooperation in maintaining the cleanliness and beauty of the shared spaces.

Eby Creek Mesa Community Newsletter

October 2023

Fire Pit Concerns

We have recently received concerns regarding homes with fire pits in their yards. As of now, neither the county nor the association's governing documents have set restrictions on this. However, we encourage residents to exercise safety and consideration for neighbors when using these fire pits.

Design Review Requests

I've observed that several modification applications have been submitted without the necessary forms or supporting documentation. To streamline this process for both residents and members of the Design Review Board, I am developing an electronic version of the application process. Meanwhile, please ensure to send all requests to manager@ebycreekmesahoa.com, accompanied by the application document available on the Association website, www.ebycreekmesahoa.com.

Project Progress

Volleyball Court Pest Control

The Board is aware of a sand wasp infestation at the volleyball court. Although pest control experts advised that chemical treatments won't work, we plan to set traps in discreet locations around the court early next spring to divert the wasps from the area.

Firewise Renewal Application Submitted

We're thrilled to announce the submission of our annual renewal application to retain our status as a Firewise USA Community, a recognition from the National Fire Protection Association for proactive neighborhoods in wildfire risk reduction

This year, we strengthened our community's resilience through the following key activities:

- **Wildfire Preparedness Event (May 20):** Our community gathered to amplify awareness and reduce wildfire risks, with insights from Eagle County Wildfire Mitigation Coordinator, Eric Lovgren.
- **Vegetation Removal:** We cleared 80 cubic yards of brush from the staging area, a necessary initiative funded by the HOA at a cost of \$2,400.
- **Thinning and Fuel-Break Construction:** Spearheaded by Eagle Valley Wildland, this \$53,550 project, covering 23 acres of HOA open space, aims to protect our neighborhood from potential fire hazards.

We appreciate the active participation and contributions of everyone involved. For further details or inquiries, contact Eric at: eric.lovgren@eaglecounty.us.

Your Voice

Your feedback and observations are essential in fostering a vibrant Eby Creek Mesa community. I encourage you to share any suggestions or pinpoint areas that require maintenance and improvement. Please feel free to reach out to me directly at manager@ebycreekmesahoa.com with your insights and ideas.

Zach Daly

Association Manager

Eby Creek Mesa Homeowners' Association