Message from Our President

I want to begin by expressing my appreciation for the help you have given me in the year we are now completing. In addition, of course, special thanks goes to those people (volunteers) who have mowed the grass and assisted with upkeep of the common areas such as the playground, boat ramp and activity building.

Other less noticeable support but equally important, comes from those that help with bookwork and taking care of day-to-day activities. Many of you, although less directly involved, have been a big help in dressing up your property and in general, showing pride in your home and surroundings. The example you have made, and I feel confident you will continue, has helped the Board and I address those PO’s who neglect their property and let it become “eye sores”. The feedback you have given us in pointing out abandoned or neglected property has been invaluable. We have forwarded more than a dozen complaints to the County Attorney for enforcement of the Owen County Nuisance Ordinance and we are getting good follow-through.

I encourage you to stay involved, attend our meetings and express your concerns. By your appearance, you are telling us you care and are willing to help. Above all, look about you for good people to run for the Board. Keep in mind the present members, in time will exit the Board. We need to have a cadre of strong diversified candidates to follow them.

Again, Thanks and let’s have a good 2013.

Otis

**HAVE PROPERTY FOR SALE?**

We are now showing Resort Properties For Sale on our web site and on Face Book. Call Association Secretary to list your property. **Reminder:** Our web page address is: eaglecreekresortky.com

2012 UPDATES

**EXEMPT STATUS**

As previously reported, we lost our Tax Exempt Status 05/15/11 for failing to file tax returns for three years. We filed with IRS the appropriate documents and have been reinstated. Our reinstatement is effective 03/02/2012. This is very good news and we are excited and relieved to have our tax-exempt status back.

**2013 MAINTENANCE FEES**

Fees are the same as last year ($187.00 paid timely and $206.00 if paid late). Payment is due upon receipt of bill After 03/30/13 late pay penalty will be assessed, making amount due $206.00.

Reminder: Per our bylaws, maintenance fees are to be charged for each property owner listed on the Owen County PVA list. Joint ownership is listed as one owner. In those cases where a person owns multiple properties, all entity information must be the same to be charged one fee. Differences in name information will result in additional maintenance fees.

**COLLECTION ACTION ON DELINQUENT MAINTENANCE FEES**

Your board appreciates those who pay their fees timely. It is a lot less work for us. Last year we asked you to pay by check or postal money order. Most of you did. This saves time and gives you a good record. We ask that you continue this practice. If you must pay in cash, contact any Board Member and insist on a receipt. Keep your receipt as proof of payment.

Your Board is committed to doing our best to see that all property owners pay their part of the Resort upkeep. We are pursuing an ongoing collection program, which includes working out pay agreements with those who want to pay but are having a hard time if making everything work out. We are taking Court action on those who choose to ignore us. The collection program launched in January 2012 is yielding results. At this point, we have not gone beyond Small Claims Court and we are having good success. Some have chosen not to respond to Small Claims judgments not recognizing that there is a follow through. We urge anyone having a maintenance fee debt to contact us and work out arrangements. Where people do fail to respond, we will follow through.

We have other Maintenance Fee Debts that are more involved which we expect to have to bring suit to sell property at the Court House door. We certainly do not want to do this but again it is our responsibility to see that everyone pays his or her part.

**RESORT SECURITY**

As you all know, we have issues of Drugs, Theft, and Vandalism in the Resort. We also have outsiders using our dumpster and boat ramp. In an effort to minimize these activities, we are installing a Security Camera System. These cameras will monitor Association property. Some will be readily visible as those about the activity area grounds and on River Road. Others will be concealed and subject to being moved around to reduce discovery and vandalism. **PLEASE BE AWARE** that when you are on Association Property you are subject to being recorded. **NO** cameras will record private property activity without the written consent of the property owner.

Our cameras will help but we still need the help of each of you through your observation and reporting. Keep in mind you do not have to identify yourself. All we need is the information. Contact any Board Member to report. Names and phone numbers are elsewhere in this newsletter.

**WHAT PROJECTS IN THE RESORT WOULD YOU LIKE TO SEE US ADDRESS?**

We are currently putting together our 2013 “Wish List” of things we would like to do. Give us yours. A good way to do that would be to put a note in the envelope when you mail your Maintenance Fee check. The Board will take a look at all suggestions and develop a list that will b e limited by the amount of money we have to spend.

**LETS ALL HAVE A GREAT 2013 AND COME TO OUR MEETINGS**