Eagle Creek Property Owners Association

Newsletter

April 29, 2013

Message from Our President

First of all, I want to thank all of you who have helped in a variety of ways. This help has taken many forms – from helping repair building, mowing, trimming, removing debris, installing cameras, assisting with activities, replacing street signs – the list goes on. Thanks. There have been other forms of help such as Property Owners calling to report violations that we need to act upon. Others have taken the initiative to address problems in their community which is great! Equally important is action people are taking to get rid of clutter on their property and in general just clean up. The flowers and bushes help too.

You know, we all have an interest in Eagle Creek. Not only does a Property Owner own one lot or several, each owns a part of the roads and common area. Eagle Creek belongs to us and we can make it what we want it to be.

Your Board will be doing our best, but we will continue to need your help and support. Come to our meetings and speak up and help out in whatever way works for you. There certainly is room for everyone.

Our first Property Owner meeting of the year is May 18 at the Activity Building at 11 a.m. See you there.

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**HAVE PROPERTY FOR SALE?**

**Reminder, we are showing Resort Properties For Sale on our Web Site and on Face Book. Our web site address is eaglecreekresortky.com.**

**FINANCIAL INFORMATION FOR 2012**

**We are attaching to this newsletter copies of financial reports for 2012. These reports consists of an Income and Expense Report and a Balance Sheet. This information is also available on the web site. Just follow the prompts. Property Owners Jim and Dawn Wharton enter this information for us and maintain the web site.**

**2013 MAINTENANCE FEES**

**The 2013 Maintenance Fees are now Past Due. If you have not paid, you will now owe $206. We do ask that you pay soon so that we don’t have to take collection action. As stated before, we ask that you pay by check or money order and keep your proof of payment.**

**COLLECTION ACTION ON DELINQUENT MAINTENANCE FEES**

**Over the past year we have been able to work out arrangements on a number of delinquencies. Other Property Owners ignored our efforts to get them to pay which resulted in us having to take Court action. We have been successful in getting judgments In all cases we have filed, we have collected part of these cases in full, we have made arrangements with others and are pursuing post judgment collection action on others. This process costs the Property Owner more. For example all costs associated with the collection are added to the Bill and the Property Owner is charged 12% interest as ordered by the Court. We lose because of all the time we have to spend processing the case. Everyone loses. It would be much better for everyone if the Property Owner would work with us.**

**RESORT SECURITY**

**We now have Security Cameras in place and they are serving us well. Just as we suspected garbage is being hauled in from outside and deposited in our dumpsters. Sometimes this is one of our residents who brings in garbage (actually, it is more than one). We are finding that some of these vehicles are using a stolen license plate. Obviously, these are the hardest ones for us to catch. We need your help, be alert observe, take notes and call. Every bit of information we get helps.**

**2012 AUDIT OF ASSOCIATION BOOK & RECORDS**

**An audit of 2012 was done in April. The Audit Team consisted of John Simpson, Joyce Arthur, Ina Housley and Julie McIntosh. The Team reported to the Board that all question and issues raised were satisfactorily resolved. Board asked the team if they had any suggestion. They had one suggestion regarding how data was presented which would make it easier for the Audit Team.**

**WE NEED YOUR HELP**

**Listed below are Property Owners we can’t locate. If you know their address, where they live or current phone number, please contact us and share the information. These are all Property Owners who are delinquent on their dues. Thanks.**

 **Those names are: Mary Hebner, Chuck Smith, Estate of John Brandenburg, Jerry Burford, Joseph Carl Frazier, Russell Marksberry, Scott and Oneida Rose, Alan & Laura Plowman and David Smithers.**

**Looking forward to seeing you at May meeting.**

**Joyce Arthur, Secretary**