EAGLE CREEK PROPERTY OWNERS ASSOCIATION, INC.

PO Box 11

Worthville, Kentucky 41098



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NEWSLETTER December 2014

See Us on the Web at: theeaglecreekresort.com

**MESSAGE FROM OUR OUTGOING PRESIDENT**

First, I want to thank you for the opportunity to serve as your President for the past three years. I have been fortunate to have had a good group of Board Members serving with me. Thank you and I thank them for all the support I have received.

As you know, I took office at a very challenging time. We were just finishing up with the Sewer Project and getting our levy culvert replaced. We had lost our tax exempt status for not filing tax returns for the preceding three years. We had no liability insurance. We had no Officer insurance and our people handling money were not bonded. We had lots of issues with roads (black top falling in was the worst) and other items such as tearing out sewer plant, lift pump and the list goes on.

We had a knotty issue with the dog kennel on Bluebird which had been going on for years. This was finally resolved with a law suit that we won.

Our delinquent dues were in dire need of attention, our buildings were in need of repair. All these things have been addressed and today we are in a much better position.

We installed a new computerized bookkeeping system and have been regularly supplying property owners with up to date and detailed financial information. We centralized all Association records at the Library in a secure room. We took over a private website and created an Eagle Creek Website.

Shortly after taking office we secured insurance and it has been maintained throughout the three years I have served. Today, we are current on filing our tax returns. All state and federal documents are in order. As you no doubt know, out tax exempt status was restored about a year ago.

As I leave office, I turn over to my Successor an organization that is in compliance with all requirements and is financially sound. I wish you and my Successor the best of luck. Thanks to all of you. Otis

 **CAMERAS AT DUMPSTERS**

As you have probably observed, we now have cameras watching the dumpsters. The cameras run 24/7, so it makes no difference when deposits are made. We catch them all. The dumpsters are for household waste only-not construction debris, house clean out, old couches, chairs, mattresses and the like. Most property owners respect this designation of use, but there are a few that don't and those are the people we are looking for in our review of camera film.

**GARBAGE PICKUP**

There has been a change in garbage pickup days. We were having pickups on Monday, Wednesday, and Friday. Effective November 1, we reduced pickups to two per week (Monday and Friday). This saves about $135 per month. This decision was made after we determined that two pickups per week would handle our household waste. We chose not to allow extra for illegal dumping and to pursue enforcement of our policy of household waste only.

We have had two instances of dumpster "run over". The first occurred the first weekend of November and the second occurred in the December 8-9 time frame. Upon reviewing camera data, both overfills occurred because of illegal dumping. We are in the process of dealing with these violations. Individuals violating rules on garbage deposit can be required to pay our costs associated with getting rid of the illegal deposits. Our Bylaws provide for assessing costs and collection in the same manner as we collect maintenance fees.

We expect there will be more violations and we ask that you bear with us. It will take a while to get out enforcement in place and achieve an acceptable level of compliance.

**SIGN AT BOAT RAMP**

We have erected a sign at the boat ramp saying unauthorized vehicles will be towed at owner's expense. Your 2015 Board will be responsible for developing rules in enforcement.

**PROPOSED UPDATE OF BYLAWS**

The revised Bylaw proposal has been finalized and will be turned over to the 2015 Board. It is our hope that you will find this document acceptable and approve it for implementation. It truly is needed to make it easier for your Board to administer the Bylaws.

**DOGS RUNNING LOOSE**

We now have a new Owen County Dog Catcher. Her name is Charlotte and her phone number is 502 514-2140. She has been in the Resort on several dog issues and has had some success in correcting situations. We still have problems so be alert to violations and call her.

**OWEN COUNTY NUISANCE ORDINANCE NUMBER 67**

Reminder: Since the leaves are down and the trees are bare, we can now see litter that may have been hidden. Look around and report violations to a Board Member.

**COLLECTION OF DELINQUENT DUES**

You will find in this newsletter a listing of all those people who still owe maintenance fees. Those over one year are in the advanced stages of collection in those cases where we know where they live. There are a number we can't locate. If you have information on any of these owners, we would appreciate you sharing with us.

**PEOPLE IN RESORT WILLING TO PERFORM WORK**

Mike Kruer - Phone # 502 525-3847