

Eagles Landing South Homeowner's Association



NEIGHBORHOOD NEWSLETTER

Volume 5, Issue 1

April 22, 2023

2022 Recap

Check out what your HOA accomplished this past year.

We handed out Halloween goodies for the 3rd year. This always seems to be a hit with the trick-or-treaters!

We hosted spring & fall garage sales as well as an annual fall picnic.

We continue to offer free marketing to neighbor-owned & neighbor-employed businesses on our website & in newsletters. We currently only have 3 businesses taking advantage of this opportunity. Contact us about marketing your business.

In the park area, we added sand & mulch to the playground & hosted an annual volunteer clean-up day in the spring.

We removed dead trees from behind 2 neighbors' homes.

We added a new HOA Board member (Brent O'Connor), 2 new ACC (Architectural Control Committee) members (Marc Lindquist & David Starks), & 2 new Welcome Committee members (Barb Holste & Jennifer Lindquist).

We are working towards establishing a new & healthy relationship with

Eagles Landing North HOA.

We revised & updated the shed guidelines to now allow 10'x12' sheds. We revised & updated the trash guidelines to make the wording more clear; nothing new of substance changed.

We updated garage sale signs because they were showing significant wear & tear.

Lastly, we set up Google Workspace to make communication more efficient between board members & homeowners.

If you happen to run into one of our HOA volunteers, please thank them for their service to our neighborhood! They put in a lot of time & effort every year to improve upon our neighborhood community.

Pedestrian Trail

Pottawatomie County will be starting construction on a pedestrian trail that allows safer travel along the bridge just south of our entrance on Green Valley Dr.

Essentially, a 10' wide walkway will be added to the west side of the bridge. This walkway will have a concrete barrier on the

east side to protect pedestrians from traffic; the west side will feature a 6' chainlink fence.

Construction is set to begin the 1st week of May. Delays have occurred due to utility lines being moved.

During construction, traffic lanes will remain open for travel in both directions along Green Valley Dr. However, the lanes will be narrowed to 11' wide. Please drive slowly as the lanes will be tight. School buses will still fit within the narrowed lanes.

Because of the narrowed lanes, **no walking** will be allowed on the bridge during construction.



There will also be some times when travel is reduced to one lane with a flagger. We have been told this will not occur during peak travel hours (e.g., morning & evening rush hours).

• **SPRING GARAGE SALE:**

FRIDAY, MAY 5TH &
SATURDAY, MAY 6TH -
FEEL FREE TO SET YOUR
OWN TIMES.

• **BE PATIENT DURING THE
UPCOMING
CONSTRUCTION WORK IN
OUR AREA.**

• **AVOID PARKING IN FRONT
OF MAILBOXES.**

• **SLOW DOWN! THE
NEIGHBORHOOD SPEED
LIMIT IS **20MPH**.**

Fixing Potholes

You may have noticed construction equipment within the neighborhood working on repairing potholes in our roads.

We realize this is an inconvenience, but several of the areas being fixed are in desperate need of repair.

The HOA Board members have been contacting PT Co. about having our roads repaired & we are thankful our requests did not fall on deaf ears.

If not all of the repairs are made this spring, we have been told they should occur later in the fall.

Continued on next page...

Thank you for your patience as well deal with construction equipment in the way in our neighborhood.

More Construction

Summer is coming & that means it's construction season in Manhattan...

The construction at Hwy 24 & Levee Dr. has begun. A street light & turn lanes are being added at this intersection because of increased traffic from the dual maintenance facility south of 24.

Additionally, Hwy 24 from the mall to Excel will be milled & overlaid this summer. We have been told this work will occur at night.



Construction work is always a hassle. It slows us down & gets in the way of our normal routine. But having to slow down can be good for us, too. Plan ahead & leave earlier to avoid being late. Enjoy the extra time in the car with your family or listen to a podcast or audio book. All the inconvenience will be well worth it in the end.

ACC Approval

Planning any spring & summer home improvements this year? Don't forget to check the HOA covenants & submit

plans for approval to the Architectural Control Committee.

Any project that changes the exterior of the home, including painting a new color or siding repair, needs prior approval from the ACC.

Fences, trash blinds, sheds, major landscaping projects, solar panels, & new roofs need prior approval from the ACC.

When repairing a wooden fence, please remember to use cedar planks & not treated lumber.

Improvement Request Forms can be found on our website under documents. For more information, contact acc@elhoa.net.

Trash Cans & Trash Blinds

Even though the trash guidelines were revised & updated last year, the content stayed the same.

In a nutshell...

- Corner lots cannot hide cans behind their houses because they are still visible from the street.
- All fences & trash blinds need approval from the ACC before being built.
- Trash blinds need at least two sides.

And as a friendly reminder, trashcans should only be out on trash pick-up days. If you will be gone several days, please ask a neighbor to put your cans away for you.

Scoop the Poop

Every newsletter, we feature a friendly reminder to stop & scoopy when your dog goes poopy.

However, this time you get a little more on the subject.

Part of being a responsible pet owner is picking up after your pet. It's the neighborly thing to do. No one wants to step in dog poop while playing in their yard or mowing their lawn. No one wants to drive through dog poop in the street. Please be considerate of others & pick up your dog's poop.

From a health standpoint, dog poop can be a hotbed of germs & parasites. Roundworm & hookworm eggs passed in a dog's stool can infect not only other dogs, but also people. That means someone's kiddo playing in the dirt in their yard can be exposed to zoonotic parasites all because someone didn't scoopy the poopy.

There's no excuse to be a poopetrator. There are several dog waste stations available throughout the neighborhood. Bags are always at your disposal. If you notice one of the waste stations is out of bags, please let us know.



Tranquility Massage
for women

Graphic Sources:

Flowers: https://www.freepik.com/free-vector/butterflies-dragonflies-flower-garden_3755641.htm#query=spring%20clip%20art&position=1&from_view=keyword&track=ais

Walking Trail: <https://creazilla.com/nodes/38676-woman-is-walking-for-exercise-clipart>

Construction: <https://clipartpng.com/?2585,under-construction-png-clip-art-image>

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Have a great idea, question, or concern??

Email one of our board members:

Margie—board1@elhoa.net

Katie—board2@elhoa.net

Brent—board3@elhoa.net

We would love to hear from you!

Spring Garage Sale

Our neighborhood spring garage sale will be Friday, May 5th & Saturday, May 6th. We will no longer be advertising specific times on those days. You are free to set your own hours for your sales.

