Eagles Landing South Homeowner's Association

NEIGHBORHOOD NEWSLETTER

Volume 2, Issue 4 **December 2, 2020**

HOA Board

The HOA Board of Directors manages the affairs of our HOA. Directors are elected to a three-year term and are staggered so that we elect a director each year.

We have a staggered board for several reasons: it brings stability to the board, reduces the "learning curve" experienced by all new directors, encourages deliberation while discouraging powerful alliances from forming, and reduces the opportunity for collusion on financial matters.

Board member Margie Juergensmeyer has agreed to stay on the board for another term. However, if anyone wishes to run against her, please let us know at office@elhoa.net.

The time commitment for a board member is approx. 1-2 hours per month. Meetings are held on the 2nd Wednesday of each month (via Zoom or at Green Valley Community Center). Other responsibilities would include co-signing checks, helping prepare for neighborhood events (e.g., annual picnic, Halloween treat bags), and cleaning up trail, all as members are available.

Voting cards will be sent out to homeowners in January 2021.

HOA Dues

Annual dues will remain $192 for 2021.

These fees are used for the upkeep of the common areas of the neighborhood (lawncare, including mowing and sprinklers; maintenance of the playground, shed, and shelter) as well as paying for streetlights and general business expenses (office supplies, property taxes, insurance premiums, etc.). Any projects to improve the neighborhood are also funded by HOA dues.

All ELS homeowners will receive an invoice for our dues in January 2021. However, you are welcome to pay now if you'd like to get ahead of schedule.

This year there are 2 ways in which you can pay. We are so excited about adding online payments this year and hope this makes it easier for you!!

1. Send payment to Eagles Landing South HOA (c/o Farmers State Bank) 8685 E. US Hwy 24, Manhattan, KS 66502.
2. Submit secure payment online via our website: elhoa.net.

Dues for this year should be paid by **February 17, 2021**. *A late fee of 10% will be assessed on all dues received after Feb. 17, 2021.* Please email office@elhoa.net if you have any questions or concerns.

Annual Meeting

Every February, our HOA holds an annual meeting for all homeowners to attend. The Board will discuss issues pertaining to the neighborhood in greater detail.

The venue for this meeting will depend entirely on the pandemic. If we can meet in person, we will again meet at the Green Valley Community Center, with proper social distancing. Masks will be required. We are also looking into streaming the meeting online for those who can't/don't want to attend in person. If necessary, we may need to host the meeting entirely online. We will keep you updated on this.

Either way, please mark your calendars for **Wednesday, February 10, 2021 at 6:30pm** and plan to attend.

Thank Boo!

Thank you, Eagles Landing, for providing such a fun and safe Halloween experience this year! Everyone did a great job of making the spooky holiday fun for trick or treaters while still maintaining social distancing and other safety protocols for Covid-19.

On our walk around the neighborhood, we saw so many creative ways to provide candy and treats to kiddos, including: remote controlled cars; bowls of candy; baggies of treats on tables, wooden stakes & driveways; bells and chutes; and mask-wearing. (See pics on next page.) So proud of our neighborhood!!

- Friendly Reminders:
  - ◊ Avoid parking in front of mailboxes
  - ◊ Make sure your trashcans are stored behind an appropriate barrier or in your garage unless out for pick up.
  - ◊ Pick up after your pets on walks
  - ◊ Neighborhood speed limit is 20MPH
- Annual Meetng: February 10, 2021, 6:30pm
- Annual dues for 2021 will remain at $192.
- Be on the Look out for the annual mailing in January with more information re: the annual meeting, 2021 budget & financials, and an annual dues invoice.

Eagles Landing South HOA
(c/o Farmers State Bank)
8685 E. US Hwy 24
Manhattan, KS 66502

Kari Wallentine
Office Manager
Phone: 785-317-3116
Email: office@elhoa.net

Have a great idea, question, or concern??
Email one of the board members:

Dustin—board3@elhoa.net
Margie—board1@elhoa.net
Katie—board2@elhoa.net

We would love to hear from you!

Tree Trimming: 'Wood' you like to help?

If you've taken advantage of the nice fall weather and hiked the neighborhood trail recently, you've probably seen some major tree work behind some homes on the east side of Golden Eagle Ct. Some of those trees back there were diseased, falling over, and/or causing potential problems. The HOA hired a tree removal service to take out the large trees and they did a great job! (See before and after photos from same vantage point.) It's a much nicer looking area to walk through now. Go check it out if you haven't already.

On a related note, we are looking for volunteers who would like to help clear additional brush and small trees along the trail now that some of the weeds have died back from colder weather. Timber Stand Improvement (TSI) is done to free desirable trees from competition, thin the trees to desirable numbers, and remove the poorer trees. This improves the overall condition of the stand and concentrates wood growth on a number of selected trees. TSI also can improve wildlife food and habitat, appearance and health of a woodlot. This kind of work is essential to keep the trail usable and attractive.

If you are interested or for more information, please contact Dustin Taylor at board3@elhoa.net. We will not be hosting a formal clean-up day this winter, but instead encourage volunteers to work when the weather allows.

Graphic Sources:
Holly: gograph.com
https://clipartix.com/christmas-ornament-clipart/
Tree photos: courtesy Dustin Taylor
Halloween photos: courtesy Kari Wallentine
Ghost: redbubble.com

Snow-how Know-how

The roads in our neighborhood are cleared by Pottawatomie County. According to their website, the county will plow and treat (with a sand/salt mixture) hard-surfaced roads like those in Eagles Landing (www.pottcounty.org/228/Snow-Removal). We have been asked by the county to avoid placing our own salt or ice melt on the roadways as this can damage the concrete.

Please consider moving vehicles and storing boats, trailers, and campers on driveways to make it easier to plow the streets this winter.

We are responsible for clearing our own driveways. If you need assistance clearing your driveway this winter, please let us know and we'll find some neighbors to help.

Playground Improvements?

The HOA Board has been discussing possible improvements for the park/playground area to be completed this next year. So far, the following ideas have been considered:

- tetherball pole/court,
- 4-square court,
- gaga ball pit, and
- extending sidewalk to the shelter area to better accommodate wheelchairs and strollers.

We welcome other ideas as well. If you would like to comment on the existing ideas and/or throw out additional ones, please let us know by emailing office@elhoa.net.

Safe Routes Survey

If you haven't already, please fill out the survey at this url (https://www.surveymonkey.com/r/GreenValleySRTS) for safe routes to schools.

For more information, go to the following website: https://www.pottcounty.org/512/Green-Valley-Pedestrian-Plan.

Covid-19 Halloween

Have a safe & happy holiday season!