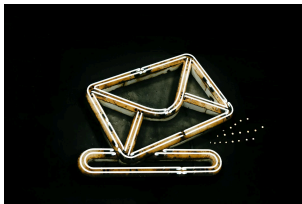




Eagles Landing South Homeowners Association

Winter Newsletter

Dec 15, 2025



Digital vs. Paper??

In an effort to streamline our annual mailings this year, please complete the following [short survey](#). We'd like to know how many homeowners are willing to receive annual meeting documents, voting cards, and HOA dues invoices digitally. Please take 2 minutes to complete the survey by December 31, 2025. (Or right now. Just do it right now.)



2026 Dues

Unfortunately, the HOA continues to feel the effects of climbing prices. Although we would love to keep dues the same as last year, inflation dictates otherwise. Therefore, the Board has increased dues to **\$250 for 2026**. This represents an increase of less than 7% from 2025. Dues are **due Feb 11th**. Invoices will be sent in January.

HOA dues are used to improve & maintain the common areas. For example, our dues pay for mowing, fertilizing, & watering the grass on HOA property. We purchase new mulch, sand, and toys for the playground. We pay for

tree trimming/removal along the trail and for the street lights to be on. Without an increase in dues, we will not be able to fund any improvements in the neighborhood, including updating our covenants/bylaws and adding to the playground. The decision to increase dues was not taken lightly & we appreciate your understanding of the current financial climate we all face.



Blue Township Santa Stops

Santa Claus is coming to Blue Township!

When: **Tomorrow, Tues, December 16th**

What: Santa will be escorted around several area neighborhoods beginning at 5pm. Look for an official "Santa Stop" sign. Santa will be at each of the locations listed below for ~5-10 minutes, starting south and moving north - that means **Eagles Landing stops will be between 5 and 5:30pm.**

There will be two trucks running. If there is still a sign at the location, Santa (should) still be coming. Volunteer firefighters will be removing the signs after Santa leaves that location.

Where:

Hunter's Crossing

Hunter's Dr / Foxridge Dr

Eagle's Landing

Eagle's Landing / Talon Dr

Bald Eagle Dr / Eagle's Landing Dr

Eagle Valley Dr / Eagle Feather Dr

Timber Creek 1

Timber Creek South Entrance

Falling Leaf

Hughes Rd / Aspen Dr

Nelson's Ridge

Nellie Dr / S. Dwight Dr

Kinzie Jo's Way / Jared Dr

Kinzie Jo's Way / S. Dwight Dr

N Kellian Way / Christine Cir

Elbo Creek

Nature Ave / Periwinkle Dr

Berber Cir / Sunflower Slope Dr

Nature Ave / Elderberry Run

Heritage Hills

Nature Ave / Moonbug Ln

Irvine Acres

Jackies Way / Raven Creek Dr

Irvine Dr / Bullfrog Dr

Timber Creek 2/3

Coachman Rd / Timber Creek Pkwy

Tumbleweed Terr / TC3 Commons Area

Tonya Terr / Brooks Way

Caitlin Dr / Lindsey Dr

Lindsey Dr / Cara's Way

Wildcat Creek

Taneil Dr / Cara's Way

Connor St / Tyler Ct

McMillan Lane

Whispering Meadow

Heather Ln / Lavender Ln – South
Entrance

Heather Ln / Lavender Ln

Jasmine Dr / Goldenrod Terr

Willow Glen

Weeping Willow Dr / Glen View Dr



Board Vacancy - Help Wanted!

Brent O'Connor's 3-year term on the HOA Board comes to an end this next year. If you are interested in becoming more active in the neighborhood and want to make a positive difference, please let us know.

The Board meets monthly for an hour or two, depending on business at hand. It's a great volunteer opportunity and a wonderful way to serve your community.

Please consider helping out your neighborhood HOA.

We'd love to have you on the Board!

[I'm Interested](#)



So Long and Farewell

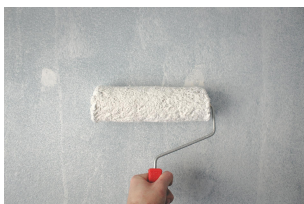
Thank you for allowing me to be your HOA office manager for the past 7 years. It has been a fun and rewarding experience; I've met so many neighbors along the way and feel like I've contributed to several great changes over the years.

I will be training our new office manager over the next couple of months. Please be patient as we make this transition. You'll be in good hands with our new hire! I'll miss it, but I'm looking forward to greater time with my family and as a veterinarian. Come visit me at Wildcat Vet if you're in need of animal care. This is Kari, signing off.



Annual Meeting

The annual meeting for Eagles Landing South will be on **Wed, Feb 11th at 6:30pm** at Green Valley Community Center. Mark your calendars and plan to attend!



Volunteers Needed to Paint Shed

We have a homeowner who has volunteered to repair the HOA shed. However, we would like a couple more people to help paint it. Please consider helping us keep our shed nice.

[I'm Interested](#)



Volunteers Needed to Rake Leaves

We need to rake falling leaves in the park area to help preserve our new grass.

This job would include raking leaves, bagging them, and hauling bags to the curb for trash pickup.

If interested, please let us know.

[I'm Interested](#)



Slow Down!

Our neighborhood speed limit is 20mph. Please slow down in our neighborhood.

We have a lot of vehicles parked on the sides of the roads and our roads are curved, both of which contribute to poor sight lines.

Remember to abide by the speed limit and keep our neighborhood safe!



Let it Snow!

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. 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. 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.



Everyday I'm Shovelin'

If you plan to remove snow yourself, remember to: warm up & stretch beforehand, take it slow, push snow rather than lift it, & use your legs, not your back (if you do lift it).

For more safety tips for shoveling as well as using snow blowers, please visit this [website](#).



Home Improvements

If you are making any home improvements (such as replacing your roof or painting your house), please notify the Architectural Control Committee prior to beginning any work by submitting this [form](#) available on our [website](#).



All Creatures Living Together

Pets are welcome in our neighborhood, but they are not allowed to be a nuisance to others. Therefore, here are some tips for simultaneously being a responsible pet owner and a good neighbor.

- Be mindful of your dog(s) barking when outside. Be respectful with how long you allow your dog(s) outside while barking.
- Pick up after your dog(s) when walking. Not only are doggie poo piles unsightly in yards, they can spread disease to both pets and people.
- Please do not allow pets outside to be unsupervised. Unattended pets are not to leave your property.



The Hole Truth

The HOA has contacted the county about the condition of our streets and the numerous potholes. We are on their list to repair, but it may take awhile for them to get to it. Thank you for your continued patience!



Phishing Scams

There have been reports of phishing scams/fraud on Nextdoor. Be cautious if you notice any of these common scam indicators:

- Urgent or threatening language
- Too-good-to-be-true offers
- Requests for personal information
- Generic greetings
- Misspelled domain names and URLs
- Unexpected attachments
- Poor grammar and design

[For more information](#)

Neighbors Helping Neighbors

We would love to feature your company in both the HOA newsletter and website. Contact our office manager to provide your logo & website url. This opportunity is available to any business owned by or employing Eagles Landing South residents. Let's keep it local! Click on the logos below to go to their websites.



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