

Collection Update

Our community has faced the unfair burden of owners neglecting their timely payment of assessments. This has resulted in escalated maintenance costs, reduced services, and wasted resources.

Through a strategic partnership with a Merit-based collection company we now expect that to change.

The association will have no out-of-pocket collection cost or fees.

In addition, 100% of assessments, special assessments, fines, and previous attorney fees are collected for the benefit of the association.

This Partnership is scheduled to begin this month.

Delinquent homeowners will be charged \$400 for Underwriting and Onboarding. If necessary an additional \$400 will be charged for Lien Recording.

All this will be done at no cost to the HOA.

They even offer foreclosure as a last option.

We strongly encourage delinquent homeowners to act now before incurring additional fees.

Management Committee Nichole Gee Chair

Management Fees are our second most costly expense. Out of the \$440 at minimum \$80 to \$100 has been going to the management company. Where's the fruit?

We are working with the collection company to decide the best management program moving forward. We will have a solution for online payment options and reporting. Paying a management company has proven to be a waste of money and continuing to do so would be fiscally irresponsible.

As a COTR for the Federal Government (Contracting Officer's Technical Representative) The Chair's platform consisted of holding management companies accountable.

They breach our contract; we do not approve payment! Just as it would be done for state and federal contracts! Instead of doing the work, they resign! It's time to end the cycle.

If you have **HOA management experience**, please reach out to the Board of Directors if you would like to help.

HOW TO PAY YOUR DUES

Currently, payments to the **Eagles Landing HOA** can be made at any b1bank location.

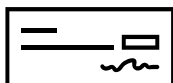


<https://www.b1bank.com/locations>

Make checks payable to:

Eagles Landing HOA Acct#9871

In addition, for your convenience **checks** can be presented to a Board Member for mobile deposit.



ACC

Open Position Chair

We are looking for 6 volunteers.

An **Architectural Control Committee (ACC)** is a committee that reviews and approves proposed changes to homes and common areas in a homeowners association (HOA).

We would like to expand the duties and make this a group of independent members who review violations and impose fines if necessary.

Social Committee

Open Position Chair

Please reach out to the Board if you're fun and interested in chairing this committee!

HOA-EaglesLanding@outlook.com



Bylaws Committee Hernando Gee Chair

An email with the Draft of the Bylaws will be sent soon along with the New Special Meeting date and time for the official vote.

Pool is Open! Michael Perdue Chair

We are asking that you please turn off the lights and close the bathroom door after every use.

Please do a walk-through of the area before you exit, check the doors, gather your trash, return chairs and nets to the proper locations.



*** We are still having issues with ATV'S and dirt bikes which are not legal to ride in subdivisions/neighborhoods. The field by the pool/playground is being damaged making the grass difficult to cut properly. Please do not allow children to ride throughout the community damaging the property.***

Board of Directors

Based on the advice of counsel, the Board of Directors will not discuss HOA Business on Social Media. Despite claims, please note the Board is compliant with our current bylaws.

The **Annual Meeting** was not scheduled to be held in **April**. **Community Management (CMGT)** and the previous Board **did not hold a meeting for over 2 years** thus causing confusion about the schedule.

5.1. ANNUAL MEETING. *An annual meeting of the Association will be held during the fourth quarter of each calendar year. At annual meetings, the Owners will elect directors in accordance with these Bylaws. The Owners may also transact such other business of the Association as may properly come before them.*

Two Year Term means the period from the date of appointment until the second annual general meeting of the Company following the appointment.

As with many legal matters, the answer to whether a homeowner's behavior is simply rude or has turned to **harassment** isn't always straightforward. **Harassment** can be defined as words, gestures, or actions that annoy, alarm, or abuse another person, but there's more nuance to it than that. We have covenants that address annoyance and touch on not disturbing the peaceful enjoyment of residents of other lots. This quiet enjoyment isn't just related to noise, but rather that they have the right to live in their communities **without being annoyed, harassed, or otherwise interfered with** as long as they **comply with the governing documents and community rules**. In this way, **frequent calls, emails, or letters** to someone's home that contain **insults or threats** could be considered harassment. In addition, there's **Cyber bullying**: Posting online **with the intention of harming someone** or distributing information on the Internet **without vetting the accuracy** of the information.

In an ideal world, the Board **can** communicate **openly and honestly** with our community. To facilitate this, we should clearly **define harassment** in our governing documents.

The Harassment we have experienced has often been the result of:

- Not understanding what it means to live in an HOA.
- The failure of buyers to read the governing documents before they purchase and move into the HOA.
- Not understanding the **role and limitations** of the Board members they elected.

Compliance with these items can protect the Board and community members from negative and potentially harmful interactions with one another.