

Management Committee Nichole Gee Chair

Community Management CMGT submitted a proposal.

1 CAM visit & 1 Site Visit Specialist (SVS) visit per month - \$1,625

1 CAM visit and 2 SVS - \$1,775 per month.

They offered to waive the first 4 month's management fee

For a 3-year Agreement.

The Board Rejected the Offer!

Commercial Insurance has been renewed.

Total cost = **\$7,823.46**

Last year **\$10,826.22** Year before **\$10,301.36**

That's a saving of **\$3,002.76** for the same coverage!

What changed? Policy negotiated by your Board instead of a management company!

Self-managing the Board has saved the community over **\$3,290** in management fees and **\$3,002.76** in insurance costs. With collections that's a net gain of **\$10,721.76!** **#Excellence!**

This savings has allowed us to budget for cutting the Lakes once a month. Shout-out to our amazing Board of Directors!!!

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 presented to a Board Member for mobile deposit.

Please include your name on the deposit slip for record keeping.

Collection Update

During a collection quiet period, the Board still managed to collect **\$4,429.00** during the month of September! Thank you to the homeowners that have settled their accounts.

We are wrapping up negotiations with **Axela Technologies!**

Accounts with a past due balance are actively being reviewed for underwriting.

Once your account has been submitted, it cannot be withdrawn without paying for underwriting.



Social Committee

Open Position Chair

2nd Annual Halloween Yard Decorating Contest

There will be 4 category winners voted on by the contest judges:

- Seriously Scary
- Creepy Creative
- Too Cute to Spook
- Creeping it Classy



ACC

Open Position Chair

This Board has used fines as a deterrent not a source of revenue! In comparison to when we had a management company, we have been doing a respectable job of keeping yards up. Can we expand on that?

If you see something that needs to be addressed, and it's something you can take care of, (like removing an out of place extension cord) please lend a hand.

If it's a bigger issue, please report it to the Board.

Shoutout to **James Bowman** for helping with the transformer at the front entrance! **#Example**

*****Reminder: Please do not blow grass clippings into street/drainage systems*****. Please speak with your lawncare company to avoid a violation.

See the cute visual for reference.



Check out [Stormwater | Ascension Parish Government](#) to better understand why this is important.

We are still looking for 6 volunteers.

We are still looking for a group of independent members who would review violations and impose fines if necessary.



225-326-9900



hoa-eagleslanding@outlook.com

"Courage is the most important of virtues because, without courage, you can't practice any other virtue consistently." –Maya Angelou

Important Updates

Thursday October 31st Trick or Treating 6PM-8PM

4th Quarter dates for the Annual Meeting are under review.

Due to the requirements of our current bylaws, and the numerous account errors created by Magnolia Management, our homeowner's accounts are being reviewed for accuracy and voting eligibility.

All homeowners will be notified of their status prior to the meeting.

What do you need to do to prepare for this meeting and election?

1. Ensure the Board has the correct primary email that you would want to use to receive an e-mail invite should we decide to have a Virtual Meeting.
We advise you to use a personal email address to avoid any spam blocking software that may come from corporate firewalls.
2. If you are interested in running for the board and would like to be included on the ballot or if you have any items or questions that you would like to have addressed at the meeting, please send those requests to HOA-EaglesLanding@outlook.com.
3. Please keep in mind that you may not be able to serve on the Board or vote at any meeting if you are not in good standing with your yearly HOA dues/assessments. Our current collection policy applies Owners' payments to unpaid fines before retiring other types of assessments.

The official announcement will be sent via USPS mail.



Quick Ghost Cookies

Ingredients

- 1-pound white candy chocolate
- 1 package Nutter Butter peanut butter cookies
- Semisweet chocolate chips, melted
- Wooden pop sticks

In a microwave, melt candy coating; stir until smooth. Dip cookies into coating, covering completely; allow excess to drip off. Place on waxed paper.

Brush ends with a pastry brush dipped in coating where fingers touched cookies. Let stand until set. If desired, use melted chocolate chips to pipe faces onto cookies. Insert pop sticks into cookies. Store in an airtight container.