


WELCOME TO OUR

Neighborhood Newsletter

*we're so glad you're here!***Yearly Dues Assessment:** \$440**How you can pay:**

1. **Monthly:** \$36.67
2. **In Full:** If you choose to pay the full \$440, you will have a credit on your account and \$36.67 will be deducted each month.

You can see your account balance and setup payments via the portal, please visit: portal.magnoliabr.com



HOA Dues

Financial Updates

Estimated Monthly Operating Cost	Estimated Remaining Yearly Operating Cost	Total Amount in HOA Account from June Monthly Financials			
\$5,200.00	\$31,200.00	\$36,674.07			
	# of Houses	Amount	Amount Collected per month	Amount decrease	% of homes/235
Paid in Full	109	\$440.00	\$47,960.00		46%
Paid in Monthly in April	38	\$36.67	\$9,130.08		63%
Paid in Monthly in May	27	\$36.67	\$4,949.56	\$4,180.52	58%
Paid in Monthly in June	21	\$36.67	\$2,651.15	\$2,298.41	55%
Payment plans as of June 2025	9	\$1,206.22			
Homeowners sent to collections	35	\$80,871.11			

As of June 2025, only 109 or 46% of homes have paid their dues in full. In April, 38 or 16% of homes paid monthly with some homes paying double the monthly amount. In May, 27 or 12% of homes paid the monthly amount. In June, 21 or 9% of homes paid the monthly amount. **As of June 2025, 45% of homeowners have not paid their dues.**

Nine homeowners with unpaid dues, violations or late fees agreed to a monthly payment plan that will collected for a total of \$1,206.22.

Due to non-payment of dues, 35 homeowners have been sent to collections.

Financial Updates Continued

After the cancelation of the 6th Amendment to the Covenants, the board attempted to work with the same attorney used by the previous board to create amended bylaws to be voted on by the homeowners. The current board was notified that there were unpaid legal bills incurred by the previous board. This was an unexpected expense that had to be paid. Due to the limited budget because of unpaid dues, the board voted that it is not currently feasible to take on this task at this time.



ROPER LIGH ATTORNEYS

10935 Perkins Road, Suite B
Baton Rouge, Louisiana 70810
Phone: 225-338-9238

Date: 02/28/2025
Due On: 03/30/2025

Magnolia Management Services
Post Office Box 87234
Baton Rouge, LA 70879

2023-00003
EAGLES LANDING SUBDIVISION HOA---GENERAL

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
421	03/02/2023	\$558.00	\$0.00	\$558.00
495	07/29/2023	\$455.00	\$0.00	\$455.00
542	11/02/2023	\$980.00	\$0.00	\$980.00

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
773	03/30/2025	\$376.00	\$0.00	\$376.00
Outstanding Balance				\$2,369.00
Amount in Trust				\$0.00
Total Amount Outstanding				\$2,369.00

Please make all amounts payable to: ROPER LIGH, LLC

Please pay within 30 days.

Collections Letters



Magnolia Management has aided the Board in securing a collections agency that is FREE of charge for the HOA. Letters will be sent out within the month to notify owners with delinquent balances on their accounts. The agency will begin filing liens on properties with unpaid balances over \$660.

This decision was not made lightly. The Board has offered to extend a helpful hand of good faith by privately held meetings to get any dues, late fees, and violations corrected for the past 3 months. With only a little over half the homes in the neighborhood paying dues, even routine maintenance is becoming even more difficult to manage.

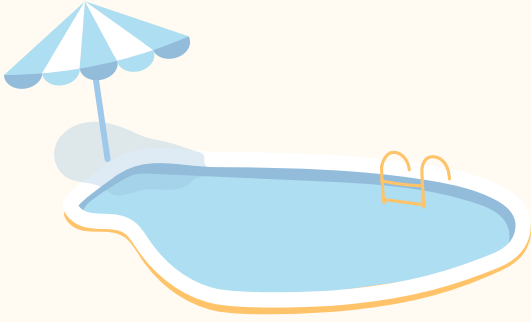
HOA Meeting

The Board is currently working to secure a place and time to hold a meeting to have a meeting of the homeowners. It is required that homeowners are given at least 10 days, but no more than 60 days notice of a meeting. With that timeline in mind, the meeting will most likely be held the 2nd week of September. As more information is available, homeowners will be noticed via the Eagles Landing website, emails on file, and through mail via Magnolia.

Please make sure that you are up-to-date on all dues so that your vote will count on any decisions that are made at this meeting.



Pool Updates & Reminders



Recently, the board has received emails about the pool being “sandy” and not as clean as it should be. After securing quotes from various vendors, it was suggested that the pool needed to be resurfaced, lights needed to be fixed, the pumps and pump accessories needed to be replaced. The quotes ranged anywhere from \$5000 to \$45000. With the currently budget and it being summertime, the board is opting to wait until later in the year to consider the available options.

Reminders:

Please be sure to remove the pool toys and trash from the pool area before leaving. These items can cause damage that is expensive to repair.

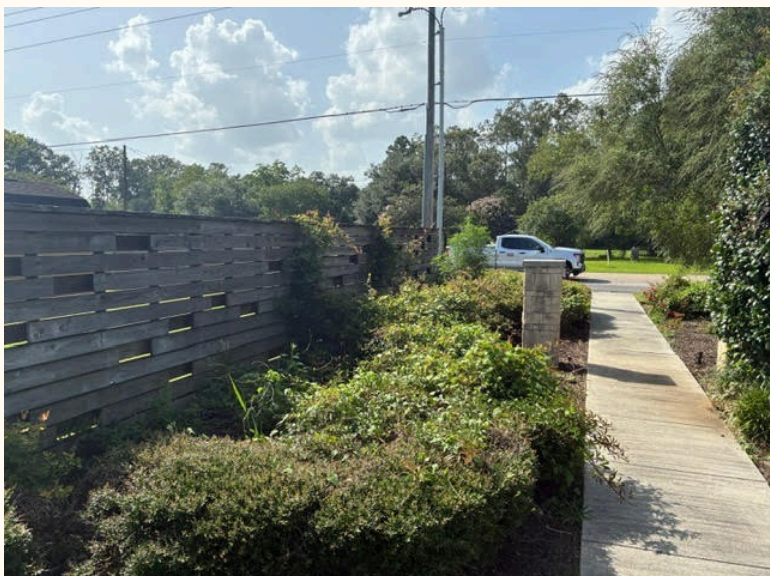
Landscaping Clean up

The Board would like to sincerely thank Wendi Scharwath, head of the Landscaping Committee, for spearheading clean up of the front entrances of the neighborhood. Also, thanks to everyone who pitched in over the last two weekends to make our entrances look more presentable!

As many of you know, we’re looking to give the front entrances a little TLC – trimming shrubs, removing vines, and overall freshening things up to make it more welcoming for all.

To keep things looking great while staying mindful of our budget, we’re hoping to gather a few volunteers to help out with some light landscaping. A little time and teamwork can go a long way and save the HOA money!

If you’re available or have any ideas for cost-effective improvements, feel free to reach out to the board at Contact@Eagleslandingla.com. Thanks in advance for helping keep our community looking its best!

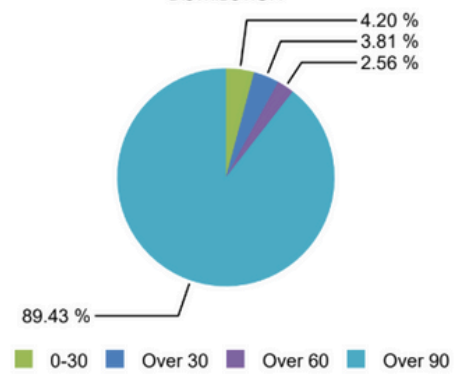


June Financials

SUMMARY

Charge	Balance
Assessment (97)	\$79,430.97
Bank Return Fee (2)	\$50.00
Interest (84)	\$7,665.38
Late Fee Income (82)	\$15,116.75
Legal Fees (19)	\$6,958.92
Pool Fob (1)	\$25.00
Violation Fee Income (37)	\$10,879.36
Total	\$120,126.38

DISTRIBUTION



Eagles Landing Subdivision Homeowners Association

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6310 - Assessment Income	2,651.15	8,616.67	(5,965.52)	67,334.91	51,700.02	15,634.89	103,400.00
6330 - Violation Fines	338.32	-	338.32	137.58	-	137.58	-
6340 - Late Fee Income	50.00	-	50.00	455.33	-	455.33	-
6360 - Misc. Owner Income	-	-	-	200.00	-	200.00	-
6390 - Owner Interest Income	8.19	-	8.19	14.31	-	14.31	-
6400 - Pool Fob Income	-	-	-	150.00	-	150.00	-
6910 - Bank Interest Income	2.13	-	2.13	9.30	-	9.30	-
Total Income	3,049.79	8,616.67	(5,566.88)	68,301.43	51,700.02	16,601.41	103,400.00
Total Income	3,049.79	8,616.67	(5,566.88)	68,301.43	51,700.02	16,601.41	103,400.00

Operating Expense

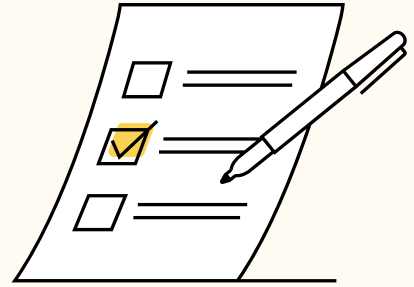
Expense

7010 - Management Fee	1,175.00	1,180.00	5.00	3,979.84	7,080.00	3,100.16	14,160.00
7020 - Accounting Fees	-	22.92	22.92	275.00	137.52	(137.48)	275.00
7160 - Legal Fees	-	250.00	250.00	45.50	1,500.00	1,454.50	3,000.00
7250 - Bank Charges	20.00	-	(20.00)	60.00	-	(60.00)	-
7260 - Postage & Mail	491.29	166.67	(324.62)	1,335.66	1,000.02	(335.64)	2,000.00
7280 - Insurance	-	750.00	750.00	-	4,500.00	4,500.00	9,000.00
7300 - Secretary of State	-	-	-	-	-	-	10.00
7500 - Social Events & Decorations	-	-	-	35.01	-	(35.01)	-
7890 - Administrative Misc.	-	-	-	99.51	-	(99.51)	-
7990 - Bad Debt	-	2,446.00	2,446.00	-	14,676.00	14,676.00	29,352.00
8210 - Pool Maint. & Repairs	495.00	500.00	5.00	2,475.00	3,000.00	525.00	6,000.00
8910 - Electricity	422.61	300.00	(122.61)	1,396.57	1,800.00	403.43	3,600.00
8930 - Water & Sewer	116.00	100.00	(16.00)	842.39	600.00	(242.39)	1,200.00
8970 - Telephone	153.00	-	(153.00)	306.00	-	(306.00)	-
8990 - Internet	85.46	85.83	.37	431.57	514.98	83.41	1,030.00
9020 - Grounds Maintenance	2,400.00	2,400.00	-	13,106.25	14,400.00	1,293.75	28,800.00
9110 - Gen. Maint. & Repairs	118.62	416.67	298.05	5,147.73	2,500.02	(2,647.71)	5,000.00
9130 - Gate Repairs	-	-	-	712.19	-	(712.19)	-
Total Expense	5,476.98	8,618.09	3,141.11	30,248.22	51,708.54	21,460.32	103,427.00
Total Expense	5,476.98	8,618.09	3,141.11	30,248.22	51,708.54	21,460.32	103,427.00
Operating Net Total	(2,427.19)	(1.42)	(2,425.77)	38,053.21	(8.52)	38,061.73	(27.00)
Net Total	(2,427.19)	(1.42)	(2,425.77)	38,053.21	(8.52)	38,061.73	(27.00)

ACC Form

Magnolia Management has created individual account portals for all homeowners. You should have received an email directing you to <https://portal.magnoliabr.com> to get logged in. If you have difficulty logging in please contact Magnolia at the above listed contact information.

Please see the Homeowner Portal Information letter attached.



Please make sure to complete the ACC form before making any exterior changes to your home or property. This includes but is not limited to extended driveways, painting the exterior of any part of your home and adding patios. You can access the form at <https://eagleslandingla.com/acc/>.

Homeowner Portal Information

Ways to Keep in Touch



Mailing List

LESS OFTEN & CONSOLIDATED UPDATES

Please email



contact@eagleslandingla.com or go to the www.eagleslandingla.com website and click on the [link](#) in the yellow box to add your information to be added to the email mailing list.



Subscribe to Updates

IMMEDIATE UPDATES

To get updates as soon as they are posted to the website, go to www.eagleslandingla.com and enter your email address in the box on the left side and click the Subscribe for Updates button. You will then receive an email where you will need to confirm your subscription.



Facebook Page

EAGLE'S LANDING SUBDIVISION HOMEOWNERS ASSOCIATION

There are two Facebook groups that have existed for many years. Those two groups are not endorsed or administered by the board members. Those can continue to be places for communicating with your neighbors about varying topics.

The board has created a Facebook page for posting updates and events. You can find it by clicking on [this link](#) or by scanning the QR code. This new page is intended to be passed on to each successive board.

Please go give follow the page to make sure you do not miss anything!



WEBSITE: WWW.EAGLESLANDINGLA.COM

EMAIL: CONTACT@EAGLESLANDINGLA.COM

FACEBOOK: [EAGLES LANDING SUBDIVISION HOMEOWNERS ASSOCIATION](#)