



Homeowners Association, Inc.

**Eagle Springs Homeowner's Association Newsletter
September 2009**

Don't Forget!

**Membership Meeting: 7:00 pm, Monday, Sept 21, 2009
Eagle Springs Community Center**

Board of Directors:

President: Richard Beladino

Vice President: Glenn Gentle

Treasurer: Keith Dammann

Secretary: Rita Blair

Board Members: Ed Armijo, Michelle Denney, Sherry Morrone

Property/Maintenance Mgr: Patrick Malloy

From Your Board President Richard B. Beladino:

Membership Meeting: The Board members and I would like to invite the membership to our second meeting for 2009 on Monday, September 21st at 7:00 PM in the Community Center.

Accomplishments: The 2009 Board has made significant strides towards keeping Eagle Springs the premier community in Houston County and middle Georgia. Our specific actions are too numerous to mention here but I will enumerate them at the Membership meeting on the 21st.

Infrastructure: At the March 2009 meeting we spoke about the aging of our infrastructure, this continues to be a major issue. As time goes by we will have to repair and rebuild many of our facilities. Our irrigation system is aging rapidly and is in constant need of repair. We cannot replace this system all at once because of cost so we have been repairing it piecemeal. The Eagle Springs pool is the largest and most complex facility. We have just received an estimate of \$200,000 plus from a Florida company to repair and rebuild the pool. This is not a immediate requirement and we are hoping the pool will last a few more years, but you can never be sure. The association does not have the money for this type of repairs. Both myself and the Treasurer will provide more details at the Membership meeting.

Landscaping: We have secured a fixed price three year extension to our landscaping contract. The ABE Group (David and Armando) are doing a fine job and we want to keep them.

Common Property: I want to thank Charlie McGlamry for securing the gate on Eagle Springs Drive. This has eliminated a potential safety hazard for our community. Attached is a portion of the minutes for the Centerville City Council meeting held on August 18th where this issue was discussed. I have requested a meeting with Mr. McGlamry to discuss this and other issues.

Garden Club: We want to thank the garden club for helping us pick the color for the Gunn Road fence. The Garden Club Island is looking beautiful. The Eagle Springs entry and facilities have never looked better.

The Board and I are looking forward to seeing all of you on September 21st.

Richard Beladino, President

Advisory Panel: The board has been working closely with the advisory panel. We want to thank them for their time and effort working on the Five Year Plan and completing the inventory study of our facilities. Our next step is to determine replacement costs of our inventory.

Treasurer's Report:

Loan: We are making great strides paying off our loan. We were able to make a \$50,000 payment in March of this year and we now have a 5.5% loan (down from 6.0% last year and 7.7% the year before). At the end of this year our balance will be \$263,000 which is the lowest our loan has ever been in the history of the Association. I will have more specifics about the loan and why it is so important that we pay it off quickly at the Membership meeting.

Billing and Collections: Unfortunately we still have several homeowners who have not paid their 2008 and 2009 assessments. One of the most difficult parts of this job as Treasurer is taking legal action against my neighbors. However, in order for Eagle Springs to prosper, assessments must be paid. It would not be fair to anyone if most owners pay while a small group does not.

Assessments: We continue to work to keep costs as low a possible while maintaining the high standard of service expected for a community like ours. This year, in spite of spending a considerable amount on the pool and different amenities, we have been able to stay on budget. I expect next year to be a lot like this year and, barring any unforeseen calamities, so I am hopeful, but at this point we cannot be certain, that we will not have to raise assessments for next year.

From the Property/Maintenance Manager:

I'd like to update the community on security issues. We continue to monitor all access cards and have eliminated all non-resident accounts. The database now matches current owners and renters with the proper addresses. The only issue that comes up occasionally is some residents giving out access cards to non-residents. We have no control over this.

As the pool will be coming to a close on October 4th, I would like to share some thoughts regarding this past summer season. As most are aware, we had security on the property for the first 3 weekends to help eliminate the problem of non-residents trying to enter the pool, minors being dropped off by parents (by the carloads), and to deal with a few alcohol related issues. Also lifeguards were randomly checking access cards against the database as people entered the pool area and allowed us to confiscate unauthorized cards. This enabled us to have a positive and enjoyable summer at the pool. The new and returning lifeguards did a tremendous for us and we hope to see them return next year.

There have been several security measures taken since the last newsletter. We have completed the installation of lights in the parking lot, by the gym and in the pool area. New security cameras have also been installed around those areas.

As a reminder, the tennis courts had a complete makeover in the spring and now are only accessible with an assigned key. This was to eliminate all unauthorized users.

I am looking forward to the fall and some future projects that will benefit the Eagle Springs community.

From your Garden Club

The Community Wildlife Project

As summer wanes and the temperatures become more bearable we start to notice the tell-tale signs that signal the end of one growing season and the beginning of another. Summer annuals start to take on a "leggy" appearance and the once so brilliant colored flowers that gave us so much joy begin to fade. When this happens, we know it is time for us to start making preparations for our beloved plants to weather the upcoming cooler fall and winter. As gardeners, we should also remember to not overlook another important aspect of a beautiful garden, the wildlife. All summer we enjoyed the glorious melodies of the songbirds and we watched the butterflies fly from one flower to another, each contributing their own part to nature's life cycle. As plants wither and die back in the fall, birds, butterflies and other wildlife lose much of their food source and shelter. This is where we can help.

Eagle Springs Garden Club is participating in "The Community Wildlife Project" sponsored by the Non-game and Endangered Wildlife Program of the Georgia Department of Natural Resources' Wildlife Resources Division and the Garden Club of Georgia. The Community Wildlife Project is designed to encourage and improve wildlife habitats for non-game wildlife found in urban, suburban and semi-rural areas such as our community. Some of the things the Community Wildlife Project will encompass will be utilizing native trees and shrubs in our landscapes as well as providing food and shelter for wildlife. This project is designed to cover the individual backyard, neighborhoods, subdivisions, communities and even cities. Participation can be at any level.

A goal of Eagle Springs Garden Club (ESGC) is have their members' backyards certified as a "Backyard Habitat for Non-game and Endangered Wildlife" this year. If you are interested in joining us in this project we would welcome your participation. Although you do not have to be a member of a garden club to participate we invite you to join us at one of our meetings and "come grow with us." ESGC meets the second Tuesday of the month at seven p.m. in the ES clubhouse. For further information you may call 953-8220 or contact one of our members.

ESGC partners with the ESHOA in planning a more beautiful community and we hope you will help us keep Eagle Springs a beautiful place in which to live. There are many plants we can plant here in Eagle Springs that are both pleasing to the eye and provide songbirds with valuable sources of food long after the flowers themselves have withered and died. With a little planning we can enjoy an explosion of colorful blooms in the summer and attract a bevy of equally beautiful wild songsters in the fall and winter. Please consider joining us in this important project.

From The ABE Group - Our Landscaper

The winter season is fast approaching Middle Georgia. It may seem like there is a minimal amount of work needed in your yards, but winter is the perfect time to begin next year's landscaping.

Now is the essential time to highlight your plant beds. You can dramatically improve the appearance of your yard simply by adding fresh pine straw or mulch to your beds. Define the beds first by trenching 3 to 4 inches between the beds and the turf. Tucking the pine straw into the trench will give the beds a clean crisp look and reduce the growth of grass.

Winter is also the best time to prune those overgrown plants or shrubs that may have become leggy or may be blocking windows and walkways. Use caution when pruning American Box Woods or Juniper, as the Box Wood grows back incredibly slow and the Junipers do not grow back at all. The "May Rule" is a good rule to apply to pruning. A plant that normally blooms BEFORE May, blooms on old growth. Allow old growth to remain when cutting or your plant will be unable to bloom this year. If a plant typically blooms AFTER May, then it blooms on new growth. These may be cut back, just remember to allow a minimum of 12 inches from the ground of plant material.

Did you know that weeds are most visible in the winter? You may notice your turf grass yellowing and becoming dormant while patches of green remain. Weeds retain their green color throughout the winter, it is best to spot spray these areas while they are so conspicuous.

Winter is truly the most opportune season give your landscape a fresh appearance by mulching, pruning, and weeding. So get outside and make the best of this wonderful season, or give David Williams of The A.B.E. Group, Inc. a call to do it for you at (478) 447-8830.

***ALL NEW CLIENTS IN EAGLE SPRINGS WILL
RECEIVE 10% OFF INITIAL SERVICES BY
MENTIONING THIS ARTICLE***

My name is Jeanne Bauer and I am a resident of Eagle Springs. I have recently been hired by the City of Centerville as a Marketing Consultant. My mission is to create a community setting that will provide the atmosphere that we are looking forward to having in our downtown project. With the economy issues as they are, we have decided to go forward with our downtown economic development from a different approach. We are asking the community to help us develop our downtown community center and work on the commercial and residential plans in stages.

We are in the process of renovating the park area behind the Centerville Library to create a Nature Center and Butterfly Gardens. The Mayor and City Council have approved funds for a bridge over the retention area and a sidewalk into the park area and to upgrade utilities. Larry Coy (Centerville Sanitation) has partnered with the City to improve the pavilion. He has contributed labor and money to make repairs, paint and put new shingles on the roof. We need help to do some landscaping so that we can create gardens and walkways. We also have plans to make a quarter mile walking path around the property.

We will be having ongoing activities for children. We are partnering with local schools and the University of Georgia Master Gardeners to teach nature habitats, birding, butterflies, gardening and environmental projects. We will make a butterfly garden and, hopefully, graduate to a screen house in the near future as interest develops.

Our first event will be our Center Market on October 8th. This will include cooking demonstrations by Pamper Chef, booths such as antiques from the Peach Antique Mall and local businesses, fruits and vegetables, fall plants, herbs, food and children's activities. We will have music by a local band. The highlight will be a photography contest.

We are also planning a Festival of Trees in late November at the new convention center at the mall. We will have local florists decorate trees and have specialty stores decorate holiday tables. There will be guest decorators giving demonstrations on how to create holiday decorations.

We hope that our Nature Center and Butterfly Gardens will grow into something that we can really be proud of and that people of all ages will enjoy. However, we could really use your help. We will have work evenings on Tuesdays and Thursdays beginning Sept. 1st. If you can come and help us with landscaping, donate plants or cuttings from your yard, or volunteer with the Center Market, we would certainly appreciate it. It would be a great way help your community's children, and encourage the kind of economic growth that will keep home values up in Centerville. Please email me at JBauerConsultant@hotmail.com if you can help. My phone number is 407/538-7935 if you can't reach me by email.

One added note: Please use Centerville's Recycling Center on Carl Vinson Parkway. Profits from the Center are used for Keep Centerville Beautiful projects. Please review the back of this page for further information.

August 18, 2009

(Wednesday, 02 September 2009) - - Last Updated (Wednesday, 02 September 2009)

August 18, 2009 Council Work Session Meeting called to order by Mayor Harold M. Edwards Jr. at 5:30pm. Invocation given by Councilman Smith. Pledge of Allegiance led by Councilman Andrews. Welcome extended to all by Mayor Edwards.

Present were Mayor Harold M. Edwards, Jr., Councilman Cameron Andrews, Councilman Randall Wright, Councilman Edward Tucker and Councilman Robert Smith. Also present, City Administrator Patrick Eidson and City Attorney Tydings.

Discussion Traffic Barrier Eagle Springs Drive: Councilman Tucker stated that he had attended the Eagle Springs Homeowners' Association Board of Directors meeting in July and discussed issues pertaining to the open gate allowing unauthorized ingress and egress to Eagle Springs Drive from an abutting R3 property that fronts on Highway 41. There have been numerous complaints voiced about the hazards associated with traffic crossing over the city right of way and entering the road where there is no legal means of access. Additionally, the city is concerned that the curb and gutter system is being damaged by heavy vehicles driving over it. The gate was padlocked and has remained padlocked since just before the HOA meeting that Councilman Tucker attended. The City had concrete barriers placed in front of the gate on the City's right of way in order to impede the unauthorized traffic. Councilman Tucker reported that he had talked with City Attorney Tydings about the issue and they had arrived to a recommendation to table the HOA's request to erect a barrier in the right of way since the gate has remained locked. Utilities Superintendent Brumfield also mentioned that liability was a concern any time the city placed a traffic control device in or near the road due to the possibility of damage to passing vehicles. Councilman Tucker recognized City Attorney Tydings who advised that the city and the HOA should take a "wait and see approach" on the request to put a barrier in the city's right of way. City Attorney Tydings also stated that it was much better to work with each other than against each other and thanked HOA President Beladino for his cooperation, concern, and patience. At this time the gate has been voluntarily closed and locked by Mr. McGlamry. Other circumstances have occurred in recent weeks that indicate the closure will be permanent. If the gate is re-opened, then the request to erect a barrier in the right of way could be brought back to the council immediately. Mayor Edwards stated that he had directed Utilities Superintendent Brumfield to place the current concrete barriers in the right of way to help send a message that the city intended to alleviate the problem and did not approve of the gate being open. The city has reviewed the subdivision development plans and found that the gate was never platted nor approved as either a temporary construction entrance or a permanent curb cut. Mayor Edwards recognized Richard Beladino, President Eagle Springs Homeowner's Association for comments.

Richard Beladino, 301 Montview Way, stated that residents within Eagle Springs have been looking at this issue for some time and feel that it is a hazard to the community. People are riding bikes, walking and doing other outside activities and might not be aware of or expecting vehicles to be coming onto the street from an area where there was no driveway or street. There has been a significant increase in the number of vehicles accessing Eagle Springs Drive from 41 via the property and gate instead of utilizing the legal method of driving on the streets and through the gates of Eagle Springs.

City Attorney Tydings stated that she understands that the property owner has also locked and intends to control the front access from Highway 41 in addition to the gate abutting Eagle Springs Drive. The property owner has been put on notice that additional consequences will result if the gate does not remain closed. City Attorney Tydings stated the City could seek an injunction from Superior Court if the gate does not remain closed.

Mr. Beladino asked if the Governing Authority is denying this request to place a barrier. City Attorney Tydings stated that the City was denying the request at this time, but would consider the issue tabled so that it could be brought back before the council for immediate reconsideration if the gate is re-opened.

Mayor Edwards recognized Councilman Tucker.

Councilman Tucker stated that he has been working adamantly to find a solution to not only this problem, but the apparent conflict between the HOA and Mr. McGlamry. Councilman Tucker stated that he feels the gate will no longer be an issue. Councilman Tucker met with Mr. McGlamry, who made the following recommendation: If the Eagle Springs Homeowners' Association would speak to him directly, he was certain they could resolve the problem. Mr. McGlamry said that he would be glad to replace the section of privacy fence in front of this gate if the HOA would extend the existing privacy from its current end point around to the corner of Oldfield Court and Eagle Springs Drive. Councilman Tucker also reiterated the concerns about liability issues associated with placing a permanent or even natural barrier in the right of way. Councilman Tucker closed his comments by stressing the need for open communication between Eagle Springs Homeowner's Association and Charlie McGlamry.

Mayor Edwards stated that the meeting must move on and entertained a motion to remove the temporary concrete barriers from the right of way on Eagle Springs Drive. Councilman Andrews stated his opinion that no motion is necessary since there was no motion taken to place the barriers there to start with. The Mayor then instructed City Administrator Eidson to notify Utilities Superintendent Brumfield to have barriers removed.

Mr. Beladino requested a copy of the minutes once they are officially adopted at the Sept 1, 2009 Regular Council

EAGLE SPRINGS ASSOCIATION, INC.

102 Eagle Parkway
Centerville, GA 31028

2010 NOMINATIONS FORM

Nominating instructions: Please return this form not **later than Tuesday, Oct 27** with the names of any nominees for the Board of Directors. The Board is composed of seven individuals who serve for a period of one year. To be eligible a nominee must be a homeowner (not a renter) and must be current on association dues.

We are also looking for nominations or volunteers for the Architectural Control Committees in Eagle Harbor, The Village, The Orchards, and Jamestown.

Return this form to the Eagle Springs Property Manager's office, the drop box, or mail to the address above. In accordance with the schedule for election of officers, this information must be received **not later than Tuesday, Oct 27** so that the process can be completed in time for announcement of the election winners at the annual membership meeting on December 7, 2009.

Nominees for 2010 Board of Directors:

Nominees for Architectural Control Committee:

_____ **Subdivision:** _____

_____ **Subdivision:** _____

_____ **Subdivision:** _____
