

Eldorado Estates III Newsletter

September 2007

Annual Meeting

A new HOA Board of Directors was elected to protect our property values, keep our neighborhood safe and make Eldorado Estates Phase III the place to live!

New HOA Board of Directors

Karin Brumbaugh – President
Matthew Scherer – Secretary
Charles Holcomb – Treasurer

Your Neighborhood needs YOU!

Are you interested in meeting your neighbors? How about making the neighborhood safer for our children? To do this you need to get active in your neighborhood by serving on a committee such as social, welcome, crime watch, block captain, and many others. If you are interested please e-mail Jackie Vaughter at j.vaughter@sbbmanagement.com

CHANGES ARE AROUND THE CORNER!

New Fence on 423

The Board has listened to the majority of the voices in the neighborhood and are actively pursuing the resurrection of a fence on 423.



New Eldorado Estates Website

The Eldorado Estates website, www.eldoradoestateshoa.com, has the Bylaws and Amendments in PDF form, planned social activities, crime watch meetings and much more. Check it out!



What's Up at Town Hall?

The proposed budget submitted to the Council was approved on Tuesday, September 18th will increase the tax rate approximately 14% and it exceeds the roll back rate. In my opinion, the citizens will not get additional services for this increase in the taxes, specifically public service and leisure activities. I voted against the tax increase.

In May of next year, you will have the opportunity to vote on two at-large candidates. If you are not registered to vote, just go online to dentoncounty.org and click on Voter Registration.

I live in the neighborhood and encourage you to get involved! Feel free to contact me at any time.

Beverly Hughes
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214/387-0456

Friendly Reminders:

- Maintain and care for all trees, plants, and lawns.
- No boats, trailers or campers may be parked in your driveway or in front of your dwelling.
- No vehicles with advertising.
- Store trash cans out of public view.

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Bylaws and Amendments passed at Annual meeting on May 24, 2007

Amendment to the Bylaws:

5.04 Election and Term of Office

This is simply changing the terms of officers. Previously the three officers served one year terms. Amendment provides for two officers to serve two year terms and one officer to a one year term. Staggering of terms will give the continuity of experience and knowledge to the board.

The next three are amendments to the Declaration of Covenants, Conditions and restrictions.

- 4.1 – The change would be that the Association would have the ability to levy special assessments against an owners or owner's lot to reimburse the Association for costs of maintenance and/or repairs to common areas caused by willful or negligent acts by an owner or his invitee wand maintenance or repairs to an owner's lot if that owner does not correct the violation satisfactorily and in the proper time frame. This would come after the usual notices in writing which allow plenty of time to cure the violation and the right to address the Board of Directors to plead the case.
- 6.11 – All **newly installed wood fences** would have to be stained according to the guidelines of the Architectural Review Committee. This would also mean that normal maintenance of wood fences would require re-staining through the years of weathering. This not only adds to the attractiveness and beautification of the community but it preserves the life of the fence.
- 7.7 – This is authorizing and empowering the Board of Directors to devise a comprehensive enforcement policy with respect to violations. They would have a Fine Policy which would outline the steps to be taken in written warnings, hearings and appeals and range of monetary fine that can be imposed.

Want to stay informed with what is happening in your neighborhood?

You can be e-mailed changes made to the website, social events, crime watch meetings and much more.

E-mail Jackie Vaughter at j.vaughter@sbbmanagement.com, please have in the subject line "Add to Eldorado Estates Phase III e-mail list".

Your e-mail address will be kept CONFIDENTIAL and will only be used by the HOA. It will not be given to anyone else!