**Eagle Crest Homeowners Association**

**P. O. Box 1336**

**Oak Harbor, Washington 98277-1336**

October 6, 2017

To: Eagle Crest Association Homeowners

**Eagle Crest Detention Pond Maintenance Work/Plan**

This letter is a follow-up to our Annual Meeting that was held on February 1, 2017. At that meeting we discussed maintenance issues concerning our community’s detention pond as well as City requirements to maintain the pond. Gradual soil buildup over the years has resulted in an inadequate drainage capability within our pond, an inadequacy that must be corrected. City personnel have helped us determine what corrective actions are needed to improve drainage to required levels, work which includes dredging of six to eight inches of sediment and grass from the bottom of the detention pond, grading, disposing of debris, and installing a layer of rocks in the pond’s intake pipe area. It is estimated that this work will reestablish and then allow us to maintain adequate City drainage pond requirements for a period of approximately 10 years.

Our board contacted three companies, one construction and two landscaping, asking them to provide bids for completion of the previously described work. After several attempts to get their proposals, only one company was willing to provide a bid, Valdez Construction.

Valdez Construction is a local company and has done work for the City of Oak Harbor, the Naval Air Station and other homeowners associations on the island. The company has the proper equipment, experience and fortunately the willingness to complete the pond work needed to meet City requirements. Valdez’s bid to have the project work accomplished in 2017 was $22,743.58.

Our Board felt that requiring homeowners to pay for a project of this scope with such short notice was not in the best interest of our homeowners. In support of this decision the City was asked, and approval given, for a work delay until the summer of 2018, a time frame subsequently discussed and agreed to at our annual meeting. It is estimated that delaying the work until 2018 will likely increase the project’s costs by 5-10% or approximately $25,000 (i.e. salaries, dumping fees etc.).

The Board calculates that $10,000 of Homeowner’s Association funds can be used to reduce the cost of the project and still allow us to retain sufficient funds to cover annual expenses in the near term. The balance of funds needed to complete this maintenance project amounts to a one-time assessment of $240 per lot.

As previously mentioned, pond maintenance will be required approximately every ten years. To preclude special assessments to cover these maintenance costs in the future, it has been determined that a $50 annual dues increase (to $200 from our current $150) beginning in 2019 will be needed. The additional dollars will be earmarked/put aside for use to complete future pond maintenance so as to preclude further pond maintenance assessments.

**Payment of this Special Assessment ($240) and the 2018 Annual Dues ($150) will be required from each lot owner no later than March 1, 2018** to avoid having to pay interest on any unpaid amounts.

The Board will be taking photos of the work in progress and will post them on the website at [www.eaglecresthomeowners.com](http://www.eaglecresthomeowners.com) and Facebook. We encourage all homeowners to become familiar with the website and our Eagle Crest Facebook. Current events and Neighborhood Watch alerts are posted on Facebook. You can access our Facebook page at: Eagle Crest Subdivision Oak Harbor, WA.

**Board/Committee membership opportunities**

The Board is recruiting volunteers to assist with keeping Eagle Crest a desirable neighborhood. We currently need someone to fill the positions of Vice President, Talon Loop Member-at-Large, and help on our Landscaping Committee. The President’s term which expires March 1, 2018 and will need a volunteer identified for the position by January 1, 2018. Please consider joining us as a Board or Committee member. Keeping our neighborhood a desirable place to live is important to all of us and protects the value of one of our most valuable assets. If you want to make a difference in our community, call any Board Member to see how you can help or get more information on vacant Board positions.

Sincerely,

Sharon McIntyre, President Sharon Sherman, Secretary

Bill Swisher, Treasurer Rod Franz, Architecture

Jeff Campbell, Landscaping