

EAGLEMONT COMMUNITY HOMEOWNERS ASSOCIATION • 3RD QUARTER, 2019

HELLO NEIGHBORS

Summer is finally here! It's time for Golf, Yachting, BBQ RAGERS and finally the reason we all stay in Washington - the amazing weather!

For those who do not know me my name is Jason Goold, I have lived on Beaver Pond Dr S for the last 10 years and I am the current Eaglemont HOA Vice President. When I'm not working on improving the Eaglemont Community I spend my time working on my three businesses. I run a short and long-term Property Management company called www.LuxSle.com, we buy, sell and manage real estate from Seattle to Canada and in Boise Idaho for Airbnb/ Vacation rental leases or long-term leases. I run a second business, consulting small businesses for development and marketing. I work with over 500 local business owners located between Seattle and Canada. I handle all types of marketing including online, mobile and print. My third business is a company that brokers law firm investments, www.KJLawFirmFunding.com, where we match investors with Personal Injury Law Firms and give the investor a guaranteed 15% annual interest. The investor is happy, while we help an Attorney with a growing practice.

When I'm not working you can find me spending time in the beautiful San Juan Islands on my 40ft Azimut Yacht. My girlfriend, Elmira and I love to be on the water entertaining friends and family while cruising the Islands. We take an annual 10 day voyage up to the Campbell River



towards Alaska and back each year. There is nothing like navigating the pristine waters of the northwest. We love visiting unique small marinas, resorts or we just spend the night anchored in a cove. It's a lot of fun to jump off the yacht's 2nd story into the refreshing 50-degree Puget Sound. I enjoy fishing for halibut, Salmon, lingcod and catching our limits on shrimp and crab. I currently play on the Eaglemont men's Golf league which has been a lot of fun and I have been improving my game a lot.

When I'm not golfing or cruising the Puget sound, you can find me hosting BBQ's with friends and neighbors.

I'm proud to say this community has strong books, high reserves and the current board members are a great team. We have made the HOA more efficient in the last year by splitting the book-keeping and HOA management. This has also saved us money. We are planning ahead for a new guard shack on Alpine View Dr., enhancing the current surveillance system to wireless after the fiber optic internet is connected. The social committee has been putting together great events that have been a big hit, Bunco was a lot of fun last quarter. I recommend getting involved and/ or joining one of our Committees.

We would appreciate more volunteers for the Security Committee and/ or block watch. I look forward in seeing everyone around the neighborhood and come to our next HOA meeting. Wave, say hello or I'll see you at the clubhouse for a drink! Let me know if you want to join me for golf! – Jason Goold





SUMMERTIME IS FIRE SEASON

It has been hot and we have only just begun this fire season. It is important that if you own a vacant lot that it be mowed at least once per month to keep the grass down. In researching fire prevention on line I found the following tips on how to help prevent house and outdoor fires. We all have a vested interest in paying attention to these simple guidelines.

At Home - Test your Smoke Alarms annually. Inspect all heating sources. Keep your stove and oven clean. Keep dryer vents clean. Never leave a stove on in an unattended kitchen. Maintain cords. Electrical cords can produce heat.

Store flammable products properly. Keep flammables out of the sun. Be careful with candles. Keep a fire extinguisher on hand. Have an escape plan for a fire.

Outdoors - Only use grills in open spaces and do not leave unattended. Never go near downed power lines or telephone lines. Keep dead brush away from your home and keep grasses near your home short. Never leave an unattended fire outdoors.

Fire Facts -
You have 3 to 4 minutes to escape a house fire.

A wildfire moves at 6 to 7 mph in trees and brush.

A wildfire in grass moves at up to 14 mph depending on the wind.



HAVE YOU WONDERED?

How to be a good neighbor in a Homeowners Association?

Here are some of the issues our neighbors have spoken to me about this last quarter.

"I really like my neighbors but they smoke. How do I keep their smoke away from me and out of my house? How can I tell them I don't enjoy my yard when it smells like smoke?"

"I see people on the golf course all the time. It is clearly posted no trespassing and I know it interrupts the players that paid to use the course and is dangerous. What do I do?"

"My neighbor refuses to put his trash cans away. I thought there were rules about that. Don't they know how ugly that is?"

"People are driving too fast on our narrow, winding streets. Don't they know this is a walking neighborhood with children and pets? Can't you make them slow down?"

"People don't clean up after their pets. Don't they know how rude that is?"

The simple answer to all these questions is to think about how our actions impact the people around us. This is a lovely neighborhood. The definition of the word neighborhood is a community forming a district, usually inside a town. A good community supports and protects the people in it, has an identity and a network for inclusion.

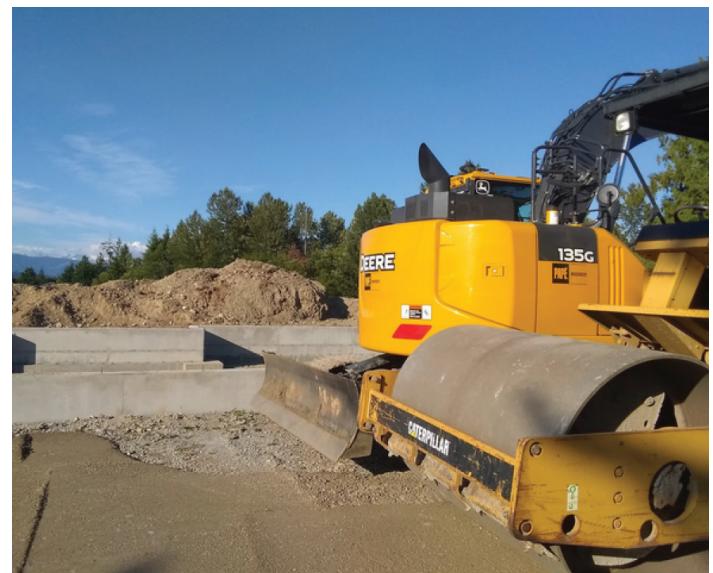
Have you been a good neighbor this last quarter?





CC&RS AND DESIGN GUIDELINES

The lots in Eaglemont are subject to Covenants, Conditions and Restrictions ("CC&Rs") which include general and specific Design Guidelines. The purpose of the CC&Rs and Design Guidelines is to ensure that Eaglemont maintains a first class appearance for our enjoyment while we live here and for the value that consistent character and quality gives to our properties. To achieve this goal which is of benefit to all homeowners, the CC&Rs require that you, the homeowner, will submit your plans for renovations to the exterior of your residence or landscaping to the ACC for approval prior to commencing work.



IS APPROVAL NECESSARY?

Approval is necessary when you contemplate significant work to your residence, other structure, or landscaping. Approval is not required for work in the nature of routine maintenance. When in doubt, contact the ACC.

Significant Work:

Painting the exterior the same or a different color; Replacing the roof with the same or different product; Installing a structure, such as a retaining wall, spa, fence, garden shed, dog run, play house, or greenhouse; Replacing one material with another, such as replacing wood planks on a deck with a manufactured product (i.e., Trex); Adding onto the house, garage, deck, patio, or other structure; Changing the appearance of a structure or landscaping, such as painting the front door a different color or installing a riverbed of rocks in the landscaping; Removing a tree greater than 8" in diameter

Routine Maintenance:

Replacing a shrub that has died with the same or similar shrub; Planting annuals or perennials; Repainting only a portion of a residence or other structure as part of repair, e.g., repainting paint that has peeled with the same color of paint; Replacing a few rotted boards on a deck with the same kind of boards; Pruning plants, aerating lawns.

PERMITS / FORMS

The ACC has four forms:

Permit for New Construction

Permit for Landscaping

Permit for Renovations

Permit for Painting

These forms are available from the HOA Manager or online at www.eaglemonthoa.com under the HOA Resources tab. As appropriate to the type of permit submitted, additional detail is helpful: brochures showing the product to be used, paint chips with brand name, color name and number, drawing showing location of structure, wall, etc.



PROJECT TIMELINE

Except for new construction and landscaping plans, the ACC has generally been able to review and act upon submissions within 2 to 3 days using email. Following review, if not approved, you can expect to receive, in writing, a list of items that need to be changed or clarified or, sometimes, a request for a site visit. Once all items have been determined to meet the CC&Rs, you can expect to receive a return of your permit as submitted with "approved" signed off by a member of the ACC.

You may see the HOA manager or an ACC member driving or walking by your property to check on progress of the project. They may even speak with you, as needed. The ACC appreciates your cooperation with the HOA manager and ACC members. Following completion of the project, the ACC will review to determine that the project has been completed in accord with the approved permit.

LANDSCAPE REPORT:

The Landscape Committee completed its first formal evaluation of Eaglemont landscaping, and the results were shared with the Board. It was based upon expectations that were included in the most recent contract with our landscape contractor. You may have seen various plants and shrubs that had been marked for removal or trimming. Hopefully, we will start seeing improvements as the contractor starts addressing some of the problems that were identified. We will do at least one more evaluation before the end of the growing season.

ABOUT THE ACC COMMITTEE

The Architectural Control Committee (ACC) may have up to 7 members who are appointed by the Board. Occasionally, there may be a vacancy on the committee. Any person who owns a condo or residence in Eaglemont is eligible to serve on the committee. If you are interested in serving, contact the ACC or the HOA Manager. For a copy of the CC&Rs with Design Guidelines: Click on the HOA Resources tab at www.eaglemonthoa.com.

EAGLEMONT NEWSLETTER ADVERTISING

ADVERTISING PAGE SIZE	RESIDENT	NON-RESIDENT
Logo	\$50.00	\$75.00
1/16 pg	\$100.00	\$150.00
1/8 pg	\$175.00	\$225.00
¼ pg	\$250.00	\$300.00
½ pg with approval	\$600.00	\$600.00

SUMMER FACT:

Television shows used to only be reruns during the summer months because everyone was outside.



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STREET TREES

The EHOA CC&R's and the City of Mount Vernon require the planting of one street tree for every 20 feet of road frontage. This helps clean our air and keep our city green and clean. But we are often asked What trees shall we plant? I have a dead tree do I need to replace it?

First if you have a dead street tree you need a permit from the ACC committee to remove it and then you should replant.

Resident Susan Alexander did a lot of research and found the following list of approved, small, street trees. If you would like additional information on any of these trees email Debra at brentwoodenterprises@comcast.net and she can send you more information.

The 2019 Approved List of Small Street Trees: Cascade Snow Cherry, American Hornbeam, Paperback Maple, Snow Cone, Japanese Snowbell, Thundercloud Flowering Plum, Adirondack Crabapple, Persian Spire Parottia.

IMPORTANT HOA INFORMATION

All payments should be sent to:
Eaglemont Homeowners Association
4724 Parkview Lane, Mount Vernon WA 98274.

We are still receiving payments sent to other addresses which delays the posting to your account.



REVENUE / BUDGET

Eaglemont Community Homeowners Association		
2019 Revenue and Expenses vs Budget		
<u>Revenues</u>	<u>As of June 30, 2019</u>	<u>2019 Budget</u>
Homeowners Dues	\$ 95,674.96	\$ 180,180.00
ACC Review Income		\$ 400.00
Interest Income	\$ 671.83	\$ 1,125.00
HOA Transfer Fee	\$ 700.00	\$ 1,000.00
Newsletter Revenue	\$ 750.00	\$ 2,000.00
Finance Charge Income	\$ 2.40	\$ -
Total Revenues as of 06/30/19	\$ 97,799.19	\$ 184,705.00
Expenses	As of June 30, 2019	2019 Budget
Management Services		
HOA Manager	\$ 17,300.00	\$ 33,600.00
HOA Bookkeeper	\$ 5,100.00	\$ 7,200.00
Office Supplies	\$ 284.89	\$ 1,000.00
Postage	\$ 515.61	\$ 1,000.00
Credit Card Expense	\$ 520.83	\$ 2,000.00
Professional Fees	\$ 400.00	\$ 3,000.00
Landscaping Services		
Maintenance Contract	\$ 23,827.08	\$ 50,000.00
Irrigation Repairs	\$ -	\$ 3,000.00
Bark Replacement	\$ 13,821.21	\$ 7,200.00
Special Projects	\$ 3,606.01	\$ 4,000.00
Landscape Committee Budget	\$ -	\$ 6,000.00
Physical Facility Repairs	\$ 1,045.58	\$ 1,000.00
Social Committee Events	\$ 100.00	\$ 1,000.00
Property Tax	\$ 17.90	\$ 25.00
Income Tax	\$ 338.27	\$ 300.00
Security System Expenses	\$ -	\$ 6,500.00
Snow Plowing	\$ -	\$ 800.00
Annual Meeting Expense	\$ 470.38	\$ 1,000.00
Insurance	\$ 1,575.00	\$ 4,000.00
Newsletter Expenses	\$ 457.56	\$ 2,000.00
Utilities - Power	\$ 531.51	\$ 1,200.00
Utilities - Water	\$ 2.95	\$ 3,200.00
Bad Debt Write Off	\$ -	\$ 200.00
Transfer to Reserve Accounts	See Below*	\$ 45,480.00
Total Expenses of 06/30/19	\$ 69,914.78	\$ 184,705.00
Net Income	\$ 27,884.41	
2019 Balance Sheet Summary		
Assets	December 31, 2018	June 30, 2019
Checking	\$ 35,096.26	\$ 45,612.86
Savings	\$ 7,672.77	\$ 7,682.30
Reserve Account - Savings	\$ 84,774.99	\$ 100,045.23
Reserve Account - CD (6)	\$ 115,522.36	\$ 116,046.15
Accounts Receivables	\$ 3,960.00	\$ 1,773.75
Prepaid Income	\$ (3,750.50)	\$ -
Total Assets	\$ 243,275.88	\$ 271,160.29
* Funding of Reserve Accounts		
Reserve Account Balance (01/01/19)	\$ 200,297.35	
Reserve Account Balance (06/30/19)	\$ 216,091.38	
Total Transfer from Checking	\$ 15,160.00	
Total Interest (YTD)	\$ 634.03	



Eaglemont Homeowners Assoc.
521 Brentwood Lane,
Mount Vernon, WA 98274

CONTACT INFORMATION FOR EHOA BOARD MEMBERS

Daniel De Vries, President
360-503-7787
dannydevries@comcast.net

Jason M Goold, Vice President
208-703-5978
jason.goold@hotmail.com

Linda Carpenter, Secretary
408-828-6821
lcde412@outlook.com

Mike Lumpkin, Treasurer
360-854-8222
Mike.lumpkin@me.com

Debra Wheeler, HOA General Manager
360-770-7334
brentwoodenterprises@comcast.net

Paul Leavitt, "At Large"
360-982-2578
pdleav71@gmail.com

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EAGLEMONT COMMUNITY HOMEOWNERS ASSOCIATION • 2ND QUARTER, 2019



Clarissa Wong
Home Loan Officer

NMLS 1733236
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ClarissaWong@UmpquaBank.com
UmpquaBank.com/Clarissa-Wong

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NEW TO LA CONNER!



Hello I am Sandra Pahler Bell. I have just moved from Atlanta, Georgia to Skagit Valley where I grew-up. I owned and operated a full service hair salon in Atlanta that specialized in fine thin hair and women and men's hair replacement. Now I am bringing those same services and special talents to my friends and family here in Skagit County. I'm at my new location in La Conner.



FINE, THIN HAIR SPECIALIST

I talk to each client about their wants and needs concerning their hair. Consulting with clients is very important to a happy outcome for everyone. The consultation is so important that there is no charge. My consultations are FREE yes FREE. If you are just curious come in and talk to me about the possibilities for your hair. Not everyone wants a hair integration.... Some clients just want someone who has work with a lot of fine thin hair to accomplish a more pleasing result.

I work with all hair types and styles. Keeping up with the latest styles and techniques is very important. If you are looking for help with your hair, something new, or are just curious, come in and check us out.

**Young Hair
by Sandra**

CALL SANDY AT 404-216-7574
16484 Laconner Whitney Rd., La Conner, WA. 98257