

Eaton Pagosa Estates

Newsletter

July, 2020

President's Message – *Some thoughts to ponder*

It is a delight to be back for the summer and to catch up with everyone; although it is still unfortunate that we are unable to socialize the way we did before COVID-19. A month ago I was optimistic that the recovery would go smoothly. It is quite disappointing that the infection case count is going in the wrong direction. My most favorite part of living here in Eaton is spending time with friends and neighbors, which is currently significantly restricted.



With the COVID-19 infections starting to rise again, I am reminded that our community worldviews are mixed and in general resemble a traffic light. [RED - YELLOW – GREEN]. As the state was starting to open up and resume normal behavior, the RED people will mostly stay at home and in the rare times that they venture out will always practice physical distancing, wear masks, and follow all disinfecting guidelines. The GREEN people are eager to resume all previous functions and have discarded their masks long ago and were probably the first ones to dine at restaurants, and the YELLOW people continue to exercise caution and follow all guidelines as they inch towards resuming normal.

Our age, health, and various other factors will affect our color. I am a YELLOW and my wife is a blended mix of YELLOW-RED. There is no right or wrong color, just different. Respect each other's color. Let's always remember that no matter what, we remain friends and neighbors and must remain considerate and supportive of others. Offer help when you see someone who needs help. That's who we are and that's what we do.

Desi

Ladies Coffee in July

July 15th at 9 am. 1041 Lakeside Drive

Instead of meeting at Higher Grounds, Kate Crawford has graciously offered to host a ladies coffee on Wednesday, July 15th at 9 am. It will take place on her back patio so that y'all can spread out. Coffee, hot tea, iced tea and some snacks will be provided. COVID-19 guidelines apply.

Please let Kate know if you can make it to ensure that there are enough chairs. (505) 400-0690.

Feature Family



Mike & Barbara Bruni

1136 Lakeside Drive

Mike and Barbara live on lake property, lot #36.

Barbara grew up in Des Moines, Iowa and Mike grew up in Laredo, TX. They met on a blind date in 1986 while working in San Antonio, TX and have now been married for 31 years. Barbara claims that Mike was persistent, Mike merely admits that he knows a good thing when it sees one.

Mike hails from Texas A&M in Kingsville where he majored in accounting and acquired a masters in business. Before college Mike did six years in the Navy as a Communications Technician during the Vietnam War serving on the USS Lawe and USS Perry. He admits to visiting many exotic ports but admits little else.

Barbara worked for Transamerica Title in Tempe when she was transferred to San Antonio and also worked as a loan officer. She has extensive history as a volunteer cooking and delivering meals on wheels, and together with Mike picks up food for the food bank and unloads trucks for Care and Share.

Mike likes to golf, fish, play pickleball and of course play computer games. Barbara enjoys cooking, sewing, arts and crafts and walk/hikes. Together they like board games with friends and dining out. (who doesn't?)

Mike claims he had 8 holes in one. (*tell me again and how big was that fish?*)

Between them they have 4 kids and 8 grandchildren.

Community Photo Contest

Enter the Association's photo contest to win a dinner for two at a local restaurant of your choice. Members attending the next annual meeting will vote for the best photograph. Entries can be submitted from the website.

Check out the photographs which have already been submitted:

www.eatonpagosa.com/association-photo-contest/

Association Covenants (Vote to Update)

The Board is recommending some corrections, minor modifications and incorporation of recent amendments into the Association Declaration of Protective Covenants. The proposed changes and a ballot for members to vote will be emailed or mailed on July 3rd. Please keep an eye out for these documents and we ask you to return your ballot by August 7, 2020. Instructions for returning the ballot are described in the ballot.

RULES & REGULATIONS CORNER

Since returning three weeks ago, it has been a delight to walk the neighborhood and see the hard work that so many people are doing to make your homes and properties look so attractive. Many of you exhibit a pride in ownership that clearly shows who we are and why we live in Eaton Pagosa Estates.

While the stay-at-home regimen has allowed us more time to focus on our properties, it seems to have made us more aware of our neighbors as well. I have received more complaints from Eaton residents about neighbor behavior than I did all of last year. I guess it comes with the job, but rules enforcement and addressing other people's grievances is not comfortable for me and I don't understand why neighbors can't just talk directly to neighbors to discuss whatever issue there may be. I would highly encourage them to do so.

Everyone here either built or moved here with the full understanding that this is an HOA with rules and restrictions that need to be followed. Some of you greatly appreciate the rules as they set us apart from other communities, elevate the appearance and standards of day-to-day living, and help to promote overall value. Some of you abhor the rules associated with HOAs but moved here anyway, perhaps against your better judgement. The whole issue of HOA rules is much like the RED-YELLOW-GREEN traffic light example described in my earlier message. We don't all interpret the rules the same way and we certainly don't all share the same opinion on even having rules in the first place. Like you I am not in agreement with all of the rules, yet I try my best to abide by them as a sign of respect for everyone in the community. If we feel strongly against any rule, then we should make the effort to remove the rule rather than violate it. Each rule applies equally to all community members. No member gets preference over any other member. There is no such thing as a worse violation of one rule versus another, although some violations carry stricter and more expensive penalties.

So first and foremost I ask all members to know the rules and follow them out of respect for others. If you choose not to follow them, then don't get upset when someone points out your infraction. Unlike many HOA's we do not have a formal enforcement committee so the first line of enforcement is neighbor to neighbor. If an infraction is bothersome to you, then talk to your neighbor directly. If it turns out that the issue is not out-of-compliance after all, discuss the matter as respectful neighbors. If those kinds of confrontations are uncomfortable to you, then talk to them anyway. As a last resort, perhaps you can talk to a board member to help resolve the issue but don't expect to keep the complaint anonymous. Remember, a rule exists because a 67% majority of the property owners voted to have the rule.

Rules & Regulations Continued

Here is a description of the non-compliance issues that were brought to my attention as currently observed in the neighborhood.

1. Animals. The EPE Declaration, Art. IX Section 1 states that animals shall be kept confined to the Owners property and an area within 30' of the residence or attached by leash or other suitable control device. No animals shall be allowed to **run free** or become a public nuisance.
2. Commercial Trucks / Construction Equipment. PLPOA rule section F.12 states that to preserve the residential character of the development and to prevent unsightliness, no **commercial-type truck or heavy equipment** shall be parked overnight or longer ...unless their presence is associated with an improvement project on that lot and approved by the committee.
3. Outside Storage. EPE Declaration Art. III Section 7 states that there shall be no outside storage of RVs, travel trailers, ATVs, **utility trailers** or watercraft. All RVs, travel trailers, ATVs, utility trailers and water craft shall be stored off site or inside attached garages. Watercraft, such as canoes, kayaks and small rowboats, are exempt from the prohibition against being stored on a lot, as long as they are not visible from the roadway.
4. Property Maintenance. PLPOA rule section F.9 states that all properties shall be maintained in a state of desirability and attractiveness to protect community property values. Every lot shall be maintained to prevent it becoming unsightly by reason of vegetation growth or accumulation of rubbish or debris which may also create a fire hazard. Individual lot owners shall be responsible to maintain their properties free of noxious weeds. Tarps covering firewood must be brown, dark green or black, blue tarps are prohibited.

Please be respectful of others. If you are in violation with any of the above rules, please take steps to return to compliance.



NEIGHBORHOOD WATCH

WE LOOK OUT FOR EACH OTHER

If you see something, say something

Neighborhood Watch Works Best When

"We Look Out For Each Other"

Here's what we can do to help.

You should observe:

- Suspicious activities around your neighbor's house
- Suspicious cars parked nearby
- Suspicious people walking house to house

Be sensitive to unusual sounds like:

- Alarms
- Shattering glass
- Cries for help or screaming

Document your suspicions:

- Person – physical characteristics
 - clothing
- Vehicle – make, model
 - type and color
 - plate number



Activities For July

Neighborhood Meet & Greet On Hold until further notice
Eaton Ladies Coffee Wednesday, July 15, 9 am

Upcoming Activities (Covid-19 permitting)

COVID-19 is still restricting activities. The Ladies coffee is hosted this month by Kate Crawford observing necessary precautions, but the neighborhood Meet & Greets and Block Party are still on hold.

Next Board Meeting: Not yet scheduled

Annual Member Meeting: Friday, Sept 4, 9:00 am. at PLPOA Clubhouse

Summer Events: On hold

All Association documents, minutes, forms, past newsletters and other current information are available on our website.

www.eatonpagosa.com

If there is anything that you would like to share in the next newsletter or include in the website, please contact Desi to get them implemented.

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