

Eaton Pagosa Estates HOA

May 2026 Newsletter

Hello Neighbors,

I am your HOA Secretary and I am not only sharing news of the Annual Meeting, but I also put together some other articles I thought you might find interesting.

I hope you enjoy the newsletter and see you at the Annual Meeting!

Kim McMahan

Annual Meeting

The annual meeting is scheduled for Thursday June 11 4pm at the PLPOA Clubhouse North Room.

Please join us for the election of new board members, HOA updates, and community information.

If you cannot attend the meeting, please fill out the [Proxy Form](#) and return to Kim either electronically at kmcmahonco@gmail.com or via mail 1041 Lakeside Dr, Pagosa Springs, CO 81147. It must be received prior to the start of the meeting on June 11.

If you:

- Want to be considered for a board position, email me at kmcmahonco@gmail.com.
- If you have questions or requests about the meeting, you can email me.

Treasurer Opening

First, big thank you to Steve Dayton for serving as the HOA Treasurer. Since Steve has moved out of the neighborhood and his house is on the market, he will not continue as Treasurer for the upcoming year.

So, we need someone to help with the Treasurer duties!

What does the Treasurer do?

In short, this role helps keep the financial side of our HOA running smoothly. Responsibilities include:

- Managing bank accounts and paying bills
- Checking the PO box and handling incoming mail
- Supporting basic accounting tasks like invoices, HOA dues collection, financial statements, and tax preparation
- Filing the annual report with the State of Colorado

You can see the full description of duties at [this link](#).

If you're interested in helping out, submit your interest to Kim at kmcmahonco@gmail.com, or raise your hand at the annual meeting.

Architectural Review Committee Update

Update from

- Janna Lilly, ARC Chair
- Curt Door, Project Lead
- Mike McMahon, Project Lead

The Architectural Review Committee (ARC) has been hard at work this year updating guidelines and supporting neighbors as they plan and complete home projects across the community.

Updated Guides

Several updated guides have been approved and are now available on the HOA website. If you're planning a project this year, it's worth taking a few minutes to review them:

- Architectural Review Committee (ARC) Process Guide
- New Construction Guidelines for Eaton Pagosa Estates
(Includes Form 1: Building Permit, Form 3: Timeline Extension, and Form 4: Variance/Modification Requests)
- Improvement Guidelines for Eaton Pagosa Estates
(Includes Form 2: Property Improvement Application)

Projects Around the Neighborhood

We have a few projects underway and here's a quick update:

- Solar panel project: Panels have been installed in the backyard. Next step is landscaping to help screen the view from the street.
- Addition and remodel: A neighbor recently added a room to the back of their home, refreshed the exterior with new stucco and paint, upgraded the back deck and patio, and repaired the nearby community path culvert.
- New home construction: After a slow start due to resource constraints, construction is now moving along nicely with a target completion by the end of summer.
- Room and garage addition: Construction is coming along nicely. There is temporary storage on-site that is non-obtrusive.

If you're considering a project, whether it's landscaping, an addition, or exterior improvements, please be sure to grab the appropriate form from the HOA website and submit it to the ARC for approval before getting started. If you have any questions, you can email Janna.

jmlilly@yahoo.com

Take care of your Leafy Spurge!

Leafy spurge is a perennial, invasive plant that grows in dry meadows, grasslands, and along waterways and roads. The most distinguishable characteristic is the white latex sap that will ooze from the stems when broken or cut.

They wake up May-June with bright, chartreuse-yellow clustered flowers. Leafy spurge is typically 1-3 feet tall with smooth blueish-green stems and lance-shaped leaves.

Leafy spurge is designated as a “List B” species on the Colorado Noxious Weed Act. It is required to be either eradicated, contained, or suppressed.

In a nutshell - if you have this on your lot, you need to take steps to remove it. In the links to the two documents, you will find more information on Leafy spurge and how to eradicate it.

[Colorado Department of Agriculture Leafy Spurge Biocontrol Leafy Spurge Fact Sheet](#)

Landscape Tips in a Drought

It's no surprise that much of Colorado is in drought conditions right now, with Pagosa Springs currently in “extreme drought.” We don't yet know if water restrictions are coming, but it's a good time for all of us to be a little more mindful about how we're using water in our yards.

I had a chance to chat with our neighbor and Master Gardener Amber Gill, who shared some helpful tips for getting through the next few months:

April through June:

- Focus your watering on young or newly planted trees.
- Give your trees and shrubs a deep soak. Most of these plant's roots sit in the top 12 inches of soil, so slow watering helps it really reach them.
- In your garden, take time to prep the soil, group plants with similar water needs, and add 3-4 inches of mulch to help keep moisture in.
- For lawns, consider aerating, applying pre-emergent, and fertilizing once or twice through June.
- All landscape plants should be watered deeply and infrequently, including your lawn.

Also, as nice as this warm weather has been, don't get too comfortable just yet, hard freezes are still possible through the end of May.

If you'd like to dig deeper (pardon the pun!), [the CSU Extension article is a great resource.](#)