

# **INSIDE** **EagleBrooke**



**4th Quarter  
2004**

## **Quarterly Homeowner's Committee Meeting**

On December 1, 2004, the quarterly EB Homeowner Committee Meeting was held. The following notes summarize the discussion at that meeting.

In attendance were Jerry Stachler, Eric Baltzell, and Charlie Maier.

- Reviewed Homeowner's Association expenses through November 2004.
- Reviewed rough draft of 2005 budget and proposed additional expenses. Discussed annual dues increase (see column two for more details).
- The next Homeowners Committee Meeting is scheduled for early March, 2005.

## **Two New Committee Members Needed**

The membership term for two members of the EagleBrooke Homeowner's Committee has ended. We thank Lynn Meyer and Eric Baltzell for their time and participation. A special thanks to Lynn who also served as secretary at the meetings. Jim Moran has agreed to stay on the committee through 2005. Charlie Maier joined the committee in March 2004.

If you are interested in joining the Homeowner's Committee for a two-year term, please notify Jerry Stachler...phone: 419-586-9367 or email: jstachler@rcsshowroom.com.

Committee members attend quarterly meetings and provide input from the resident's point-of-view.

## **Update to Resident List**

Please add the following names to your EagleBrooke Resident List:

- Kathy Miller, 2304 EagleBrooke Circle
- Denny and Lynn Dysert, 1904 Carolina Court, 419-586-4827

## **Annual Homeowners Association Meeting Scheduled for January 19, 2005**

The annual meeting is scheduled for Wednesday, January 19, 2005 at the Galleria meeting room (same location as last year). We strongly encourage attendance to discuss two critical issues:

- 2 New members needed for Homeowners Association Committee
- Review of association operating costs, proposed 2005 plan/budget and proposed dues increase. *See the back of this newsletter for more information!*

## **Homeowners Committee**

Jim Moran...419-268-2592  
Charlie Maier...419-584-2158

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## **Please attend. . .**

You are invited to attend the annual meeting for property owners in EagleBrooke Estates. The EagleBrooke Homeowners Committee members will be there as well as representatives from RCS Construction. We look forward to seeing a large representation of EagleBrooke residents to discuss issues that affect EagleBrooke Estates.

*When: Wednesday, January 19, 2005*

*Time: 7:00 p.m.*

*Where: Galleria Meeting Room, Celina  
(same location as 2003 meeting)*

## **Important Issues**

### **Two New Committee Members Needed**

If you are willing to be a member of the Homeowners Association Committee, please contact us.

Outgoing members: Lynn Meyer...committee member and secretary since January 2003  
Eric Baltzell...committee member since January 2003

Current members: Jim Moran...member since January 2003; has agreed to stay on through 2005  
Charlie Maier...member since March 2004  
Jerry Stachler...member since January 2003 representing RCS Construction

If you are interested, please contact Jerry Stachler. . .

By phone: 419-586-9367

By mail: Jerry Stachler, RCS Construction, P.O. Box 317, Celina, OH 45822

By email: [jstachler@rcsshowroom.com](mailto:jstachler@rcsshowroom.com) or [eaglebrooke@rcsshowroom.com](mailto:eaglebrooke@rcsshowroom.com)

### **Annual Dues Increase**

RCS is proposing an annual dues increase. The current \$150 amount is very modest when compared to what most homeowners associations pay and considering the level of attention needed at EagleBrooke Estates. The \$150 amount was set at the inception of the subdivision and does not cover basic maintenance and upkeep, much less price increases from suppliers due to inflation and higher costs.

Much has been accomplished in the past two years such as fountains fixed, common area maintenance improved, improvements to ponds, irrigation system repaired, purchased insurance, etc. The 2003 special assessment of \$150 helped cover some of the expenses of the fountain and main pond.

RCS covers the cost above and beyond the dues income. In 2003, RCS paid \$10,632 of the expenses of the homeowner's association. For 2004, we are estimating a shortage of \$5,204 which will be paid by RCS.

We would like to incorporate additional improvements into 2005 and future years which will require additional income. A higher level of maintenance and improvements need to be done each and every year to keep EagleBrooke Estates the premier subdivision in Celina.

If sufficient funds are available, some of the 2005 plans include improving the cove outlet to retain fish to control algae, planting trees to replace those that have died, more weed and feed coverage, and if possible, have a fund for improvements as designated by the association or for problems that arise due to unforeseen circumstances. We are recommending annual homeowner's association dues of \$250. Any monies taken in and not used remain the property of the association. We believe this could be the only increase needed for a long time, especially as the subdivision grows to cover cost increases.

As required by the covenants for the subdivision, a majority of 75% of the lot owners at the annual meeting need to approve the dues increase. We encourage you to attend the meeting. RCS and the homeowner's committee value your input and support.