

Reach Out! Editor, Todd Nelson

Welcome to the Eagles Reserve Community Newsletter. As a community the board members and I would like to take this opportunity to reintroduce the lines of communication within our neighborhood.

In order to keep you updated with breaking news we are asking if you could please share your email address when you receive the *Occupancy Information Form*, which was recently mailed out by [Ameritech Property Management](#).

For current updates within our neighborhood you can locate this information on the community website at [Eaglesreserve.info](#). Additionally, we are placing an “Info Box” at the pool for posts, like this newsletter, to enable constant update. To access [Eaglesreserve.info](#) please use your last name and street number for both your login and password.... Example: **nelson1725**.

At the February meeting it was decided that we will start posting the Minutes prior to **Approval** so that the 30-35 day time delay is shortened. They will be clearly marked **unapproved** and you should take no action based on them until they are approved.

President's Perspective: Terry Devaney

As a community, it is important that we communicate with one another. This newsletter is a perfect example of one of a number of initiatives your Board is undertaking to improve information flow within the community.

I would like to take this opportunity to introduce myself to you. I am the new president of our Home Owners Association (HOA). My wife Joyce and I have lived in Eagles Reserve since 2005. My son and his family live here as well. We chose Eagles Reserve for the location and peaceful setting.

I see three opportunities to further improve our community to make it an even more inviting place to raise our families. They are as follows: The appearance of our homes, our landscaping, and the cordiality of our residents. We have started repainting the community, which will give a more contemporary look. There is a Beautification Committee working on our landscaping.

Lastly, but most importantly, is engaging our residents in the community. We have implemented an informal Welcoming Committee to welcome new residents and give them useful information to ease their move into their new homes.

We welcome your participation, whether as a volunteer and/or suggestions on how we can continue to improve our community. Board contact information is included below in the newsletter; please feel free to contact any of us. We look forward to hearing from all of you.

Remember our homes are our greatest asset. Improving the community will improve the value of our homes.

Paint Project Update: Marcia and Leon

Your Board of Directors of the HOA has been working behind the scenes for many months, getting the re-painting project ready and it is now projected to be finished in the Spring of 2017. The pieces are now in place, so here is some information you need to know:

1. You may see the painting contractor's workman on your property assessing your building for needed repairs prior to painting.
2. In accordance with our Bylaws, homeowners are responsible for all expenses related to repairs necessary to their building, and for any necessary permits. The HOA is only responsible for painting the buildings.
3. The painting contractor just so happens to be a General Contractor (GC) as well. P&R Renovations and Pro Coatings can do the needed repairs if you choose to use their services. As part of their contract, they will make necessary repairs to your home at a favorable price. You as the homeowner are welcome to use your own contractor. Please note, the buildings will NOT be painted before the necessary repairs are made.
4. The plan is to begin with the Villa's on Arabian Lane, (on March 15th) then proceed down Lago Vista...finally returning to the three-story town homes on Arabian.
5. Our landscaper will be doing a step-wise significant cut-back of vegetation near, or touching buildings, beginning with the villas on Arabian.
6. A small team of neighbors from the community have volunteered to serve as liaisons between the owners/residents and the professionals who will actually be doing the work. Their names and contact information will be shared with you once the team is up and running via a web site posting at [eaglesreserve.info](#).
7. Now would be a good time to repair or replace a damaged garage door. New paint only covers so much.

Paint Project Update cont:

- 8. Have an eyesore stucco patch? P&R can give you an estimate for repair or you can get your own repairman.
- 9. If plants are clinging to your stucco it can't be painted until they are removed and damaged stucco repaired.

This is a major project that will result in a major improvement for our community. We ask for your cooperation as it gets underway. Thank you!

Community Beautification:

One of the best ways to enhance overall community quality and insure that you are a good neighbor is to pick up after your pet. It is the right thing to do.

If you would like to be active in shaping the direction we take with future landscaping, pool beautification, tennis court maintenance and assorted "clean-up" programs, please contact a Board Member.

Treasurer's Update: Todd Nelson

The Monthly Treasurer's report can be viewed on-line at Eaglesreserve.info. The report is normally posted the same day as the monthly meeting. If the meeting is early in the month there may be a slight delay until the end of month totals become available.

Welcome Committee: Melissa Leiner

Welcome Home! You have just moved in and realized that you ran out of sugar or don't know how to acquire the code to the front gate.... In today's world, we are all so busy we don't even see or know our neighbors, let alone know the ins and outs of your new neighborhood community or surroundings. No fret....Darcy Morgan, Tam Houlihan and Melissa Leiner welcome you to Eagles Reserve and hope to guide you through the simple challenges of settling in to your new home. As a new resident of our 182 unit community, we want you to be safe, happy and in the know.

If you have recently moved in and we haven't yet had the opportunity to meet, please reach out...don't be shy and we will make it our business to get to know you.

PS....we are always looking at ways to make Eagles Reserve an even better place to live.

Landscaping Recap: Vinnie Tuccio

Two new sprinkler timers have been installed in our neighborhood. Our new irrigation partner, Westcoast Landscape & Lawns has identified and is repairing the irrigation lines on Arabian Lane. As soon as the irrigation lines to Arabian Lane are repaired, Westcoast will continue with repairs on Lago Vista, including sprinkler head replacement. They are also mapping our system to facilitate future repairs.

Upcoming Events & Reminders:

At the March board meeting we set the dates for our two **Community Garage Sales**. They are April 16th and October 15th.

The "broken" North Wall on Lago Vista is the sole responsibility of the North Board. They have received the insurance money, but do not have a time set for repairs.

Home Owners, please join us at the next HOA Board Meeting, April 12 at 7:00 pm. Located at the Allegro Assisted Living Facility 1755 East Lake Rd, Tarpon Springs.

Board of Directors 2016

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