

NEST NEWS

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EAGLE TRACE HOA



Message from the Board

This past autumn our neighborhood participated in a first-in-a-long-time, neighborhood-wide nomination and election of ETHA Board Members and Officers. Elected to serve from November 1st, 2020 until October 31st, 2021 are:

President: Jill Sleight, ETHA Member since 2013

Vice President: Amanda Gagliano, ETHA Member since 2017

Treasurer: Christine Brubaker, ETHA Member since 2019

Secretary: Ben Haynam, ETHA Member since 2016

Trustee: Candice Lange (resigned)

The City of Sylvania is growing rapidly, and it is the mission of these volunteers to ensure Eagle Trace remains a beautiful and neighborly place for us all to live. Nominations and Elections for the November 2021-October 2022 Board and Officers will take place in autumn of 2021. Please consider becoming part of the future Leadership of your HOA!

What does ETHA Leadership do?

There are nine stated purposes for our Homeowners Association. These are found on the very first page of our ETHA Code of Regulations, which is available to read on our website. Our Regulations make sure neighborhood leadership has access to powers and funds that keep Eagle Trace a well-maintained and a pleasant place to be. Eagle Trace has several common areas with grass, bushes, and trees that need to be mowed, trimmed, and kept healthy. We also have a lighting system, sprinkler system, and a well pump that need to be maintained. Our street entrances have many beautification features that are provided for by neighborhood funds and volunteer hands. We have a yearly financial statement to file with the IRS, and monthly electric bills to pay. We have a duty to uphold our bylaws, and offer HOA approval for homeowner plans before any time or money is invested in home improvement projects. We furnish verification of dues payments to mortgage companies when a home is refinanced or sold. In addition to maintaining a solid foundation for the business processes of ETHA, providing more opportunities for neighborhood social activities is the Purpose we most look forward to upholding this year!

Contact your HOA Board

Email: etha@EagleTraceSylvania.org

Facebook: Eagle Trace HOA

Postal Service: P.O. Box 71
Sylvania, OH 43560

Community Involvement:

A great neighborhood starts with you! Contact the Board to join one of our Community Groups:

- * Decorating and Gardening
- * Newsletter
- * Social Media Committee
- *SWaAT
- Student Work and Assistance Team
- * Website Administration
- * Welcome Committee

Restriction FAQs Answered

Q: What's the latest news on the proposed Restriction Amendments?

A. Due to insufficient savings funds, ETHA cannot proceed with the legal process of Restriction Amendment at this time. Please see page 2 for detailed 2021-2022 Budget information.

Q: Have any of the original Restrictions been altered or removed?

A. No. All original Restrictions are unchanged and enforceable. A quick reference of ETHA Restrictions is included on page 3.

In accordance with ETHA Code of Regulations, Article IV Section 5:

ETHA Budget and Financial Statement for Fiscal Year April 1, 2021- March 31, 2022

Description	Service Providers	Amount Spent
SPENDING JAN-MAR 2021		
2020 Tax Filing	VZN Group	\$280.00
Office Supplies	Misc.	\$65.53
Electric	First Energy	\$161.66
Landscaping and snow removal	Kustom Cut	\$402.19
Turf Fertilization/Weed control	Land Art	\$313.47
	Year service paid in advance for discount	
SPENDING JAN-MAR 2021 TOTAL:		(\$1,222.85) \$1,223.00

Description	Fiscal Year Service Providers	Apr 1, 2021 - Mar 31, 2022 Budget	
HOA ADMINISTRATION/BILLS			
Insurance	Erie Insurance	\$810.00	
Accountant (Tax Filing)	VZN Group	\$300.00	
Post Office Box	Sylvania P.O.	\$106.00	
Electricity	First Energy	\$1,500.00	
Office/Printing/Mailing/Signage	-----	\$1,200.00	
Website	Wix	Hosting: \$155.00	Email Link: \$78.00
HOA ADMINISTRATION/BILLS TOTAL:		\$4,149.00	
GROUNDSKEEPING			
Mowing/Landscaping/Snow removal Contract: Apr 1, 2021 - Mar 31, 2022	A&J Landscaping	\$5,856.00	
Turf Fertilization/Weed Control	Land Art	Prepayment noted above	
Sprinklers On/Off	A&J Landscaping	\$0.00	
GROUNDSKEEPING TOTAL:		\$5,856.00	
COMMUNITY GROUPS			
New Group (anticipated)		\$126.00	
Decorating/Gardening		\$500.00	
Newsletter Committee		\$0.00	
Website Admin/Social Media		\$0.00	
SWaAT Committee		\$126.00	
Welcome Committee		\$126.00	
COMMUNITY GROUPS TOTAL:		\$878.00	
PETTY CASH			
PETTY CASH TOTAL:		\$1,056.00	
FISCAL YEAR BUDGET TOTAL:		\$11,939.00	

2021 MEMBERSHIP DUES	\$14,625.00
Expense: Spending Jan.-Mar. Total:	\$1,223.00
Expense: Fiscal Year Budget Total:	\$11,939.00
REMAINING FUNDS TOTAL: (DUES – EXPENSES)	\$1,463.00

RESERVE FUNDS

Reserve Funds (10% of annual Dues)	\$1,463.00
REMAINING FUNDS – RESERVE FUNDS TOTAL:	\$0.00

Message from the Treasurer:

Greetings Eagle Tracers!
We have been busy over the last few weeks working on the HOA budget. Our commitment as the Board is to be good stewards of your money, and to ensure it is being used appropriately and responsibly. The budget not only allows us to manage the income and expenses but also allows us to save 10% of the income for special projects and unexpected repairs. We are committed to serving you as the Board and providing transparency throughout the year. This is a positive step forward for our community, as we maintain the aesthetics of our HOA. Should you have any questions about the budget, feel free to reach out to Christine Brubaker (Treasurer) or anyone on the Board

at etha@eagletracesylvania.org

Financial Notes:

ETHA Annual Dues total: \$14,625.00
(\$75.00 x 195 properties)

Account balances as of Mar 31, 2021:

Checking..... \$6,897.19

Savings..... \$0.00

Upon receipt of 2021 Annual Dues, \$4,800.00 from ETHA Checking will be redistributed into ETHA Savings as Reserve Funds for the following purposes:

1. System Replacement and Repairs
 - a. Sprinkler system
 - b. Well pump
 - c. Lighting
 - d. Flag pole and signage maintenance
 - e. Tree/Shrub replacement
 - f. Unexpected repairs

2. Additional Professional Fees

- a. Accountant
- b. Attorney

Proposed Amendments to ETHA Restrictions

In the summer of 2020, a group of ETHA members came together to form the ETHA Restriction Review Committee. They closely examined the current ETHA Restrictions and Regulations, and surveyed the neighborhood to gather opinions on updating certain Restrictions. Changes to standards regarding mailboxes, detached structures, vegetable gardens, and temporary seasonal swimming pools exceeding 17 inches deep would alter the aesthetics of our neighborhood, and therefore must be implemented in a well-planned and consistent method across all 195 Eagle Trace properties. Restricting the Leasing of Properties must also be rolled out in a fair and uniform way throughout our community. The details of all Proposed Amendments can be found on our ETHA website.

RESTRICTION AMENDMENT IS ON HOLD. Funding for attorney fees must be planned for, but before an attorney is consulted there must be a neighborhood-wide Official Vote, and 66 2/3% of all ETHA Properties (130 properties, one vote per property) *must vote in favor of amending* (ETHA Code of Regulations, Article V Section 1).

Although Restriction Amendment is on hold for the time being, many people in our neighborhood want to continue this discussion and are interested to see the results of an Official Vote on these matters. If you are interested in continuing the discussion, please visit with your neighbors and Board Members at our upcoming ETHA Morning Coffees (details on page 4), and even consider being nominated to be on the ballot for our next Board Election coming this fall.

Quick Reference of ETHA Declaration of Restrictions

(In effect since July 22, 1994)

Below are answers to Frequently Asked Questions about ETHA Restrictions. This is not a complete summary and does not include all Restrictions. For complete information, please reference the Eagle Trace Declaration of Restrictions document available at www.EagleTraceSylvania.org.

- Aesthetics of properties must match the neighborhood. Style, materials, and color scheme must conform. (Art.1 S1)
- Plans for changes to the aesthetics of a property must be approved by the HOA before the changes are made. (Art. 1 S1)
- No detached structures, such as sheds (Art. 1 S4). Children's play equipment is permitted by Federal Law.
- No antennas. (Art. 1 S4) Satellite dishes are permitted by Federal Law update, located in back of house per Sylvania City Code.
- No vegetable gardens (Art. 1 S6)
- No livestock, including rabbits and poultry (Art. 1 S11)
- No clothes lines (Art. 1 S13)
- Only "rustic cedar" mailboxes (Art. 1 S14)
- No above-ground pools (Art. 1 S15)
- Garbage receptacle storage cannot be visible from the street (Art. 1 S17)
- Fences must be three rail split-rail fences, max height 48 inches at top rail. Wire mesh can be affixed to fence. No chain link, stockade, privacy or other type of fencing whatsoever. (Art. 1 S. 18)

"My property might be out of compliance with ETHA Restrictions. What do I do?"

Contact HOA Leadership, as soon as possible! Email or snail-mail a letter to the Board explaining your situation. You will receive help in deciding whether action is necessary and, if so, what steps to take next. Do not submit questions to our Facebook page. Facebook posts of that nature will neither be approved nor answered. Once a resolution is reached, keep your written HOA Approvals on file with your other home records.

"What if I do nothing?"

ETHA Members count on their neighborhood to display a high standard of residential character, and it is the duty of HOA Leadership to maintain those standards. For support in that mission, ETHA Leadership is in collaboration with the City of Sylvania and legal professionals. If a property is in violation of ETHA Restrictions, the property owner can expect to receive a letter from HOA Leadership with details for resolving the violation. For information on possible resolution action, please reference ETHA Declaration of Restrictions, Article 1 Section 19.

"Do I really need to have my project pre-approved by HOA Leadership?"

According to ETHA Restrictions Article 1 Section 1: Yes. Homeowners will not be penalized for neglecting to seek pre-approval for projects. However, if a completed project is in violation of ETHA Restrictions, it must be brought into compliance. This can mean the total removal of the newly-completed project, and nobody ever wants to see that happen. The resolution process can be time-consuming and expensive, not to mention the potential waste of resources. Play it safe, get your project pre-approved in writing by HOA Leadership!

Community Connections

Neighborhood Committees

Take an active role in your neighborhood by joining one of our Committees!

Some specific roles may be filled at the moment, but there's always room for more volunteers. Our Board encourages neighborly connections and is here to help! Reach out to us if you would like to join one of our existing committees, or if you would like to lead your own unique community project!

Decorating and Gardening Committee

Help keep our community spaces well-maintained and beautiful all year! This includes design and decorating the Erie Street Entrance island as well as taking down previous holiday items to get ready for the next group of cheer! Decorations are provided.

Newsletter Committee

Plan and contribute content, photos, and/or ideas for our quarterly newsletter.

Website Administration Committee

Are you a hobby developer, programmer or web designer? Or even better, a professional who wants to volunteer some time! You can help keep our ETHA website organized and current!

Facebook/ Social Media Committee

Looking for individuals to help approve/deny requests to join our private Facebook group. Other tasks will include approving posts, monitoring comments to make sure group rules are followed and keep it a positive and informative space for our neighbors to share!

SWaAT (Student Work and Assistance Team)

This group is for ETHA young people (ages 12-17). The purpose of this committee is to connect capable kids with ETHA homeowners who would like some extra help around the house. If your child is interested in joining the group, or if you are looking for someone to babysit, mow the lawn, provide tutoring, let the dog out, or any other similar job, reach out to SWaAT!

Welcome Committee

Help us welcome new ETHA homeowners! Friendly folks are needed to help distribute welcome bag/packets and introduce themselves to our newest neighbors as they move in!

ETHA MORNING COFFEE IS BACK!

Morning Coffee is a great opportunity to spark a new friendship, or make a network connection within our community. Board Members will be present to answer questions. Bring your own cup of coffee, be prepared with your mask and social distancing habits, and come out to enjoy the nice weather while it's here!

9am-10am, Sat. May 22 @ Eagle Creek Ct
9am-10am, Sat. June 19 @ Littlefield Ct
9am-10am, Sat. July 24 @ Deercross Ct
9am-10am, Sat. August 21 @ Birch Hollow Ct
9am-10am, Sat. Sept. 18 @ Fox Hollow Ct.

NOTE: In the event of inclement weather, Morning Coffee is cancelled. Cancellation will be announced on Facebook only.

Community Calendar:

Some events are subject to availability of Event Leadership and Member Participation

End of April/ Beginning of May: Garage Sales

June: Dues Collection

July: *Kids Bike Parade*

September: Gather Board Ballot Nominees

October: ETHA Annual Meeting
Board Election

November: New Board installed

December: *House Decorating Contest*

Want to stay current with the latest ETHA news and events?

Join our Facebook community:

Eagle Trace HOA

or visit our website:

www.EagleTraceSylvania.org

and

"Sign Up for Community News"