



Home Owners Association NEWSLETTER

FEBRUARY 2023



Greetings from your HOA Board!

We are excited to bring you our first newsletter of the year to introduce your new Board, announce preliminary plans for the year, and kick off our first event of 2023.

Our goals for this year are to 1) re-energize our community, 2) maintain the purpose of our HOA per our Code of Regulations to maintain the aesthetics, beauty and value of our homes; and 3) promote high standards of neighborhood fellowship and camaraderie.

Toward these goals we launched a new email eagletracesylvania@gmail.com and created an updated website with the same name, www.eagletracesylvania.net to be more easily remembered and provide increased access to all in our community.

Also to be compliant with our bylaws, annual HOA dues will increase by \$25 this year to the \$100 that is required. This small increase will allow us to help offset the cost of inflation and expenses. Dues payment deadline is June 1st.

We also want you to be involved in planning for the future of our neighborhood and how your HOA dues are spent by publishing our preliminary budget in this newsletter, to be discussed in our first public forum March 4th.

We want to hear from you!
eagletracesylvania@gmail.com

Michelle Hudson, President
Brian Wholehan, Vice President
Kevin Wachtmann-Smoot, Secretary
Christine Brubaker, Treasurer
Ashley Hanrahan, Trustee



SPECIAL EVENT!
"COFFEE CHAT" with the Board
Saturday, March 4th
10am - noon
Sylvania Library - 6749 Monroe St
Community Rm 1

YOU ARE INVITED!

Join us for a relaxing morning of coffee, doughnuts, and open discussion with your neighbors and your Eagle Trace Board. Bring your ideas, thoughts, and concerns to share on what you would like to see your Board do for YOU this year! The proposed budget for 2023 will be presented with an open discussion on landscaping, our largest cost, and plans for community events including the annual Spring and Fall garage sales and Block Parties. Also, find out more about being a Block Captain, meet your Committee Chairs, and learn more about our committees and how you can get involved, make new friends, make a difference in our neighborhood, and have fun!

*Together, let's make Eagle Trace
the best neighborhood in Sylvania!*

VISIT www.eagletracesylvania.net

EAGLE TRACE COMMITTEES

Student Work & Assistance Team (SWoAT)

This committee is for neighborhood young people ages 12-17 who want to help their neighbors and make a little cash. The purpose is to connect capable kids with homeowners who would like some extra help around the house. This includes babysitting, walk dogs, mow lawns, tutor, provide music lessons, spread mulch, shovel snow, water plants, and so much more! Parents: For safety, no child is contacted directly, the committee chair matches a worker with the neighbor by request. For more information contact on how to hire a SWoAT member, or to add your capable youngster to our roster, contact: Katie Borton, Committee Chair
eagletracestudentworkteam@gmail.com

Welcome Wagon Committee

Help us welcome new Eagle Trace homeowners! Friendly folks are needed to help distribute welcome bags/packets and introduce themselves to our newest neighbors and help to make them feel welcome! For more information or to get involved, contact: Katie Borton, Committee Chair
eagletracesylvania@gmail.com

Newsletter Committee

If you love knowing what is going on and telling others about it, love talking to people, are creative, and love writing, or designing, our Newsletter Committee is where you need to be! Take on the job of Committee Chair, editor, photographer, or build a team. Our goal is to send out newsletters quarterly online and print. Seeking creative people to Chair and join this committee!

Block Captains

NEW FOR THIS YEAR! Our Block Captains will be invaluable to our neighborhood to help with communication, and distribution of information on their street or cul de sac, and serve as a liaison to the Board with neighbors' ideas and concerns. If you love Eagle Trace and want to have more hands-on involvement this is the role for you! Block Captain Chair and members are needed!

Events Committee

If you love planning events, meeting new people in the neighborhood, and having fun, this committee is for you! This year we are planning neighborhood get-togethers around the Spring and Fall annual garage sales, a Summer Block Party, and ongoing Coffee Chats with the Board. Seeking fun people to join this committee! For more information contact: Sheryl Westendorf, Committee Chair
eagletracesylvania@gmail.com

Landscaping Committee

Help keep our community spaces well-maintained and beautiful all year! This includes landscaping design and decorating the Erie Street entrance island, and help with design and maintenance of the cul de sacs. Have a green thumb and geek-out over the holidays? This committee is for you. Committee Chair and members are needed!

Get to know your neighbors!



Contact your HOA Board

E-mail
eagletracesylvania@gmail.com
Website
www.eagletracesylvania.com
Facebook
Eagle Trace HOA
Mail
Eagle Trace HOA
PO Box 71
Sylvania, OH 43560

PROPOSED 2023 EAGLE TRACE BUDGET



HOA Administration and Bills

| | |
|-----------------------------|------------|
| • Insurance | \$810.00 |
| • Tax Filing | \$280.00 |
| • Post Office Box | \$134.00 |
| • Electricity | \$1,500.00 |
| • Business Mgmt Fees | \$350.00 |
| • Office printing | \$922.00 |
| ◦ Mailings | |
| ◦ Signage | |
| • Website <i>annual fee</i> | \$78.00 |

TOTAL HOA BILLS/SUPPLIES **\$4,074**

GROUNDSKEEPING

| | |
|-----------------------------|------------|
| • Mowing | \$6,000 |
| • Mulch | \$1,575.25 |
| • Fertilizer / weed control | \$0 |
| • Sprinklers on/off | \$300 |
| • Repairs | \$425 |

TOTAL GROUNDSKEEPING **\$8,300.25**

EVENTS & COMMITTEES

| | |
|-----------------------------------|---------|
| • Community Events | \$1,800 |
| • Committees - <i>by approval</i> | \$800 |

TOTAL EVENTS & COMMITTEES **\$2,600**

TOTAL 2003 BUDGET **\$14,974.25**

HOA Current Savings

| | |
|--------------------------|-------------------|
| • Federally Mandated 10% | \$1,422.80 |
| • Savings Reserve | \$300 |
| • Savings Current Total | \$1,722.80 |

PROJECTED INCOME 2023 **\$19,000**

| | |
|-------------------------------------|-------------------|
| Dues \$100 for 190 homes | |
| Less 2023 projected budget expenses | - \$14,974.25 |
| = 2023 Budget Savings Projected | \$4,025.75 |
| + Current Savings | \$1,722.80 |
| = Total Projected 2023 Savings | \$5,748.55 |

Eagle Trace Sales 12 months

2021

| | | | |
|----------------|------|---------|-----------|
| Little Road | 4 bd | 1,914sf | \$275,000 |
| Ivywood | 3 bd | 2,145sf | \$280,000 |
| Eagle Trace | 4bd | 2,317sf | \$281,000 |
| Littlefield Ct | 4bd | 2,612sf | \$295,000 |
| Deercross Ct | 5bd | 3,085sf | \$320,000 |
| Birch Hollow | 4bd | 2,423sf | \$324,500 |
| Indian Creek | 4bd | 2,992sf | \$345,000 |
| Birch Hollow | 3bd | 2,398sf | \$350,000 |

8 TOTAL SALES AVG \$308,812

2022

| | | | |
|-------------|-----|---------|-----------|
| Eagle Trace | 4bd | 2,366sf | \$310,000 |
| Eagle Trace | 4bd | 2,130sf | \$333,000 |
| Fox Hollow | 3bd | 2,012sf | \$336,000 |

3 TOTAL SALES AVG \$326,333

2023

| | | | |
|--------------|-----|---------|-----------|
| Deercross Ct | 4bd | 2,275sf | \$340,000 |
|--------------|-----|---------|-----------|

STATS

| | Min | Max | Avg |
|------------|-----------|-----------|-----------|
| List Price | \$249,000 | \$355,000 | \$307,400 |
| Sold Price | \$275,000 | \$350,000 | \$322,250 |
| Sold/List | 94.6% | 117.1% | 102.6% |

**MEDIAN SALE 2 years (730 days) \$322,250
102.6% over list price**

Our property values continue to rise !

2003 Eagle Trace Community Calendar

Mar 4 Coffee Chat with the Board

April 13 Cul de Sac Party - rain date TBA

April 27-29 Spring Garage Sale

April 28 Cul de Sac Party - rain date TBA

June 1st HOA dues deadline

July Block Party TBA

Aug 19 Coffee Chat with the Board,

Call for nominees 2023-2024 Board

Sept 7 Cul de Sac Party - rain date TBA

Sept 28-30 Fall Garage Sale

Sept 16 Voting Ballots mailed out for new Board,
voting online open

Oct 7 Annual Meeting, voting for new Board
closes at midnight

Nov 1 New Board Installed

Dec 1-16 Holiday Decorating Contest
winner announced Dec 23rd

Events are subject to change based on weather and availability, watch the website for the most current information. www.eagletracesylvania.net

NOTE: Because Groundskeeping is our largest expense, we will be looking at ways to decrease this line item in 2023, and channel additional funds to other areas important to our community, and generate increased savings for future neighborhood development. Open discussion to be held at the March 4th "Coffee Chat with the Board," we look forward to hearing your ideas!