

NEST NEWS

EAGLETRACESYLVANIA.ORG

 EAGLE TRACE HOA



Message from the Board

Happy New Year! Many people are spending more time at home these days, which makes this a perfect opportunity to learn more about our Homeowners Association. All properties in Eagle Trace are subject to Regulations and Restrictions which were adopted by the neighborhood Developer as empty lots were sold and homes built. Those documents legally vested certain responsibilities and powers to the Developer, and in 1994 those responsibilities and powers were legally transferred to the body of homeowners of the Eagle Trace development. If you own property in Eagle Trace you are a member of Eagle Trace Homeowners Association, as membership cannot be separated from the property.

There are nine stated purposes for our Homeowners Association. In summary they include: representing our neighborhood to government entities and agencies, maintaining a high standard of aesthetics throughout the neighborhood, caring for common areas, enforcing ETHA Restrictions, promoting community, providing opportunities for neighborhood socialization, promoting common interests of ETHA members, and providing for the continuation of the Association.

All homeowners in our neighborhood have the right and responsibility to ensure our neighborhood remains a safe, neighborly, and beautiful place to live. More information about the purposes and functions of our Homeowners Association can be found in our Code of Regulations, which is available on our website.

Have a safe and Happy New Year!

TREASURER'S REPORT

Greetings Fellow Members! Now that the holidays are past us, I'd like to inform you the budget for this year is being worked on to ensure our HOA maintains our neighborhood per the regulations and restrictions put in place.

We are committed to minimizing wasteful spending and maximizing every dollar while maintaining transparency. The budget will be finalized and provided in the April newsletter for our fiscal year starting June 1.

A neighborhood-wide Budget Meeting will be held in May, details to come. If you have any questions or concerns, please feel free to email the board at etha@EagleTraceSylvania.org, or you can contact me at ChristineBrubaker@outlook.com.

RESTRICTION REVIEW Q&A

Q: Why should we review our Declaration of Restrictions?

A: Our Restrictions were adopted in 1994.

Homeowners have ever-changing needs their homes must fulfill, as kids grow up

and homeowners move toward retirement.

Planned and uniform revisions within our community can help homeowners retain value on their property while remaining comfortable in their home through all phases of life.

Q: Where can I read the proposed amendments?

A: EagleTraceSylvania.org has the details of each proposed amendment.

Q: Have amendments been made already?

A: No. Changes to our Restrictions cannot be made without the majority consent from the neighborhood.

Voting methods are still in the works, and updates will be posted online.

2020 House Decorating Contest

Thank you to everyone who played along and helped stir up a little competitive fun in our neighborhood. Thank you, too, to all those who put in the effort and hard work to make holiday season in ETHA merry and bright!

First Place: 7710 Little Road



Honorable Mentions

5553 Eagle Trace



5740 Eagle Trace



Reader's Contribution

Thank you to our community members who submitted content for this edition of Nest News! If you would like to contribute to this quarterly newsletter, please express interest by email to etha@EagleTraceSylvania.org

The Importance of Self-Care

Contributed by Katie Borton

It is no secret that 2020 has given us all plenty of reasons to feel anxious and stressed at times, which is exactly why self-care has never been more important for women, men, teens, parents, teachers, students, and, well, just about everyone going into 2021!

The benefits of focusing on self-awareness—of tuning into your body and taking the time to nourish it properly—are profound. Making self-care part of your routine is not only vital for your mental health, but research suggests that the more we practice self-care, the more confident, creative,

and productive we are. Not to mention that we also experience more joy, make better decisions, build stronger relationships, and communicate more effectively.

Even better, there isn't a perfect, correct, or best way to do self-care. It's whatever you need to feel happier or more relaxed. For some people, that means watching a rom-com while taking a bubble bath and sipping a glass of Cabernet Sauvignon. For others, it may be whipping up an indulgent dessert with family, trying a new challenging workout with friends, going for a solo walk around the neighborhood, (cont'd next page)

Join a Committee!

Use the "Get In Touch" link on our website

Social Media Committee

maintains our Facebook page and website

Newsletter Committee *creates content for quarterly newsletter*

Rescue Crew *substitutes for volunteers or Board members, should someone need to step away from their duties. There has been discussion about creating a neighborhood network to provide support to ETHA families who are experiencing hardships. If there is enough interest and participation, our Rescue Crew could expand in this direction.*

SWaAT (Student Work and Assistance Team) *When everyone had a household phone, it was easy to call the kid down the street to mow your lawn or babysit. Nowadays, it can be tough to make that connection. That's where SWaAT can help! A list of capable young people is managed by one of our adult ETHA volunteers. When you contact SWaAT, this adult volunteer will help you **connect with the parent** of a capable young person who would be able to help you with your jobs around the house.*

Welcome Committee *extends a friendly "Welcome" to our newest neighbors.*

(Self Care, cont'd) reading a good book, going to get a massage or facial!

There are so many ways to practice self-care so we can better take care of others and be our best version of our selves!

Happy 2021 to everyone!

ETHA Recipe Box

The Borton Family shares their favorite

LASAGNA

Lasagna is always a great comfort food, especially in the winter months! Enjoy!

- 1 lb. Italian sausage
- 3 c. fresh Ricotta or cottage cheese
- 1 clove garlic, minced
- 1 Tbsp. whole basil
- ½ c. grated Parmesan cheese
- 1 ½ tsp. salt
- 2 Tbsp. parsley flakes
- 1 can (16 oz.) tomatoes
- 1 tsp. salt
- 1 can (6 oz.) tomato paste
- ½ tsp. pepper
- 10 oz. lasagna noodles
- 1 lb. mozzarella cheese, sliced very thin
- 2 eggs

Brown meat slowly; spoon off excess fat. Add garlic, basil, 1 ½ tsp. salt, tomatoes, and tomato paste. Simmer uncovered 30 min. stirring occasionally.

Cook noodles in large amount boiling water until tender; drain and rinse.

Beat eggs; add remaining ingredients except mozzarella.

Layer half the noodles in 13x9x2-inch baking dish; spread with half the Ricotta filling; add half the mozzarella cheese and half the meat sauce. Repeat.

Bake at 375° about 30 minutes (or assemble early and refrigerate; bake 45 minutes).

Let stand 10 minutes before serving. Serves 8 to 10.