

Greetings Everyone:

Eagle Bend North (EBN) Homeowners Association (HOA) board of directors has recently made some changes and additions. Frank Charboneau is your new president following in the steps of Steve Armstrong who has done an amazing job for the past seven years. We should all be grateful for Steve's efforts and hard work.

Let us look at some important facts about being a member of EBN HOA.

- A homeowners association (HOA) is an organization that manages the rules and guidelines for a residential community, such as a condominium building, planned community or subdivision. HOAs are common in common-interest communities. Some of the things HOAs do includes:
  - Maintaining common areas: HOAs ensure that common areas, such as a community park are kept in good condition.
  - Enforcing rules: HOAs establish rules and regulations, called bylaws, for residents to follow.
  - Providing amenities: HOAs may provide amenities such as a clubhouse, swimming pool, tennis courts and more.
  - Charging fees: HOAs collect dues from member homes.
  - Imposing fines: HOAs have legal power to impose fines for not complying with rules.
  - Placing liens: HOAs can place a lien on your home if you don't pay your fees or follow CC&Rs.
  
- When you buy a property in a community with an HOA, you are legally bound to follow the covenants, conditions, and restrictions (CC&Rs) that govern the community. You cannot opt-out of the HOA's authority.
- Covenants, conditions, and restrictions (CC&Rs) are a set of rules that govern how a piece of real estate can be used in a community (EBN). They are designed to protect property values and define what homeowners can and cannot do with their property. CC&Rs can include rules about:
  - Landscaping.
  - Parking
  - Home improvements.
  - Home design.
  - Other factors.
- CC&Rs are created by our HOA. CC&Rs are "run with the land," meaning they remain in effect even if the property is sold to a new owner.
- It is important to read the CC&Rs before buying a home in a planned community.

Your board of directors are listed below. These folks are all volunteers. If you see them on the course, at a restaurant or about town – “thank them.” They are all invested in our community and want the best for EBN.

President – Frank Charboneau – 5 years board member

Vice President - Andy Smith – New member

Treasure – Derek Swank – 5 years board member

Roads - Ray Thibodeau – New member

Landscaping – James Valentino – 9 years board member

Architectural Control Committee Chair – Kathleen Price

If you are interested in playing a vital part of EBN HOA you are welcome to come to a board meeting as a guest or contact any board member. We look forward to hearing from you.

Eagle Bend North Board of Directors.