

# EAGLES NEST PROPERTY HOMEOWNERS ASSOCIATION

## Compliance Report 2022

Thanks to ALL owners for the excellent job at being compliant.

### **The top Compliance issues:**

1. Trash cans/recycling bins – Please do not put out trash early (the night before your scheduled pick-up) to avoid attracting bears. Trash bins should be put out day of pick up and returned to garage same day.
2. Signs – only one for sale or construction sign; maximum face area is 2 square feet
3. Trailers – (Temporary Structures) no mobile homes, campers, truck toppers, trailers, tents or similar facility shall be kept on any private area at any time.
4. Sprinter Vans” – The “vans” are becoming increasingly popular and can function as RVs or passenger vehicles. The Covenants state that passenger vehicles may park in front of residences; RV’s may not. This has led to many questions from owners of these type of vehicles – is my vehicle considered a RV or a passenger vehicle? The Board has come up with a simple solution – we ask our owners to provide a copy of their registration to validate their “sprinter van” is a commercial vehicle, not an RV.

### **Fire Mitigation:**

This is a significant issue in our neighborhoods. Accordingly, please have dead, diseased and beetle-infested trees removed from your property. Both ENPHA Decs and Covenants and the Town of Silverthorne Code require fire hazards to be removed in a timely manner.

### **Compliance Manager Process:**

1. Drive the neighborhood 2 times per month for HOA compliance and every other week for DRC compliance.
  2. Notice a violation and Take Photo – date/ time/ property address
  3. Contact the Homeowner by Email, Phone, or Mail a letter.
  4. Violations should be resolved in a few days.
  5. Follow up inspection to see if violation has cleared.
  6. Report to the Board at monthly meetings of all violations.
- Thus far – violations get resolved quickly.

### **How Owners can help me:**

1. Please make sure Peggy Long (ENPHA Bookkeeper) has your contact information – phone, email, mailing address.
2. Get familiar with the Core documents on ENPHA.ORG website and Town of Silverthorne

Code.

3. Notify me if you have a trailer ahead of time. ENPHA generally gives 48 hours courtesy permission.

4. Notify me if you see an issue – photo, date & time, and property address.

**Thanks again for your commitment to ENPHA Compliance!**

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2022 Annual Mtg Compliance