

December 2010
Volume 2, Issue 5

Echo Canyon Estates

Board of Directors:

President:
Linda Berry
858-5131

Treasurer:
Kim Filener
858-3262

Secretary:
Ruby King
361-0850

Snow Removal Reminder:

City of Fruita residents are required to shovel snow from the sidewalk in front of their home or lot. If you back up to 18 Road, you are also responsible for shoveling the sidewalk behind the fence (on 18 Rd.)

Thank you.

Echo Canyon Estates Homeowners Association
Managed by: Heritage Property Management spaces (970) 243-3186
www.traceyheritage.com

Notice of Annual Meeting

Annual meeting for the Echo Canyon Estates HOA:

Thursday, January 20, 2011
Fruita Civic Center, Chamber Room
(First floor inside front ramp entrance)
6:30-8:00 p.m.

Agenda:

Adoption of the 2011 Operating Budget
(Proposed budget is enclosed)

Election of Board Secretary (3-year term)
Anyone interested in running for secretary should contact Ruby King (361-0850) by January 15 to have his/her name placed on the ballot.

The Board of Directors is pleased to announce that there will be no increase in the annual HOA dues for 2011. The dues will remain at \$250 per lot. Payment is due January 1, 2011 and will be considered late if not paid by January 31, 2011. Late fees begin accruing February 1. Your invoice is enclosed.

Proxy

If you are not able to attend the annual meeting, please complete the enclosed proxy and mail or return it to the Echo Canyon mailbox (court yard at 1036 Wingate Dr) by January 15. A quorum of homeowners is required for the meeting.

Board Meeting Dates

The Board of Directors meets the third Thursday every other month. They meet from 6:30-8:00 p.m. and rotate between homes. If you would like to attend a meeting, please call Linda Berry for time and location. Meetings for 2011 will be held in January, March, May, July, September, and November.

Our Accomplishments

Our HOA faced many challenges with the bankruptcy of the developer. Established in August 2009, we are proud of what we have accomplished. We wish to thank everyone who has stepped up and helped improve our subdivision for all.

- All assessments (dues) for 2009 and 2010 were paid in full by home and lot owners. Without operating funds, we would not have been able to complete several capital improvement projects. Thank you.
- A 100' long French drain was installed at the north end of the park allowing excess water to flow toward the drain at the south end of the park. Prior to the installation, the homeowners on the west side of the park experienced constant flooding.
- Tan granite was installed along the walkways around the playground and the walkway at the north entrance. The stone replaced deteriorating bark chips and will be a long-term solution saving homeowners money going forward.
- A major overhaul of the sprinkler system in the park brought about greener and healthier grass for all to enjoy. Additional improvements at the south end of the park are planned in 2011.
- Children at Play signs were installed to help slow traffic and protect our children.
- Private Park signs were installed at the playground and at the south end of the park.
- A change was made in August to a new landscaping company. Our park continues to improve in appearance. We are pleased that Classic Lawns will continue working for us in 2011.
- A new irrigation schedule was implemented in the spring of 2010 and work on the pump has improved watering for everyone. A special thank you to all of our screen cleaners who generously gave their time for everyone's benefit.

Cost Savings for 2011 We need your e-mail address

As a way to cut expenses, the Board will only be mailing notices that are required by our Covenants, By-Laws, or Policies and Procedures. All other notices, newsletters, and general information will be sent via e-mail. If you have not yet provided an e-mail address to the Board, please send your e-mail address to lrberry@q.com. Thank you.

Have a safe and happy holiday season!