

Board of Directors:

President: Bonnie Alesksandrowicz

Vice President: Donnie Davis

Secretary: David Miller

Treasurer: David Stockton

Member at Large: Ron Corcoran

Next Board Meeting:

Tuesday, May 4, 2021 at 6:00 p.m.

Important Numbers:

Senior Association Manager:

Tameka Jackson

Phone: (972) 428-2030 ext. 7347

tjackson@essexhoa.com

Emergency After Hours:

Phone: 1-888-740-2233

ASSOCIATION WEBSITE:

www.theresortateaglemountainlakehoa.com

BILLING QUESTIONS/ ADDRESS CHANGES

billing@essexhoa.com

REMOTES & GATES/DECALS

poolkeys@essexhoa.com

GUARD HOUSE

Phone: (817) 236-6160

**GOLF COURSE FOOD & BEVERAGE/
POOL/PLAYGROUND/FITNESS**

Phone: (817) 750-2170 ext. 104

resortdirector@theresortateaglemountainlakehoa.com

Managed by Essex Management

1512 Crescent Dr., Suite #112

Carrollton, TX 75006



The Resort

at Eagle Mountain Lake

Homeowners Association

April Newsletter

Message from the President

I would like to take a moment to thank the residents of The Resort for your patience and support during the guard house and entry fountain construction project.

Construction will start tentatively on Monday, April 19th and last through April 23rd. The main entrance on Resort Blvd will be closed from 8:00 am to 5:00pm during construction. During that time all builders, contractors, delivery drivers, vendors and golf members will be directed to use the North (construction) gate entrance. We ask that all residents use the North or South entrances only.

Keep in mind this is an ever-evolving situation, and subject to change at any given moment. Keep checking your email and our website for updates. We apologize in advance for any inconvenience.

Sincerely,

On Behalf of the Board of Directors at the Resort at Eagle Mountain Lake

COMMUNITY REMINDERS

- **Pet Etiquette:** Pets shall be leashed at all times when not secured within the owner's property. Please bring waste bags with you to clean up any waste deposited on a neighbor's property or in the common areas/sidewalks.
- **Trash Can Storage:** Please remember to take your trash cans into your garage or backyard as soon as they are emptied so they aren't visible from the street. Trash cans may not be stored in an area visible from the common areas.

Pool Season Is Coming!

The Resort clubhouse pool will open on May 1st for the start of swim season. Please be courteous to your neighbors when using the pool and remember the following:

- Please continue to follow the posted pool use rules.
- Persons under the age of 18 may not use the pool unless accompanied and supervised by an adult.
- Guests may make use of the swimming pool/wading pool only when accompanied by the resident host.
- Smoking and glass containers are prohibited in the pool or park area.
- For safety reasons, all gates must remain closed and locked at all times.
- Always clean up any mess and dispose of any trash before leaving the pool area.
- Pool hours are as follows. Please be sure to exit the pool area by the closing time, take all personal belongings and clean up any trash before leaving.

Sunday—Thursday 8:00 a.m. to 10:00 p.m.

Friday & Saturday 8:00 a.m. to 10:30 p.m.



INTERESTED IN OUR COMMITTEES?? ITS NOT TOO LATE!

Would you like to get involved and help make a difference in our community? There are several committees and if you are interested in getting involved, please email Tameka Jackson at tjackson@essexhoa.com. We welcome new ideas, new faces and new input to make a positive impact on our community!

* **Landscape Committee**— Helps with new ideas for landscaping around the community and participates in the monthly Landscape Walks.

* **Social Committee**—Helps plan special social events for the Association, assist with writing the monthly community Newsletter!

ACC LANDSCAPING NOTES

Minor landscaping and/or modifications to plants and/or flowers does not require prior ACC approval. This also includes replacement of plants or palm trees that were damaged during the freeze. However, ACC approval is required for the permanent removal of hedges, shrubbery, any tree, and for any major additions to your landscape. Otherwise, if you make a major change to your landscape from the original approved landscape design, it requires ACC approval. The removal of a tree that imposes an immediate danger to structures on one's property, may be removed without ACC approval.



ADDING A POOL?

Adding a swimming pool requires ACC Approval prior to starting installation. The committee is charged with verifying that your improvement is following the DCCR's. Since several homes have been flooded do to pool installation and improper drainage. A drainage plan is high on our priority list. Each time ACC must request additional information further delays the approval. In order to avoid delays processing your application, make sure the following information is included:

1. Plot/Site Plan showing:
 - a. Existing features, i.e., home, fence, drives or any other feature. Marked as existing.
 - b. Location and orientation of improvements to be added.
 - c. Property lines
 - d. Side yard setback line (Normally 10-feet). NO STRUCTURES ARE PERMITTED WITHIN THIS AREA.
 - e. Easements
 - f. Access Route – if routing is required across Neighboring or Common properties, a letter is required from those owners approving access. Access across Common Areas are requested through Essex. Indicate route with an arrow labeled ACCESS.
 - g. Drainage Plan – no drainage from your project may be diverted onto neighboring properties, all drainage must be directed to the Storm drainage system associated with your property or contained within your property.
 - h. Pool equipment location – Equipment must be screened from public view.
2. Plans of your addition – including overhead view (show distance from closest decking edge to property line), elevation views as required and construction specifications. (Furnished by installing Company)
3. Color scheme of exposed surfaces - name and swatch of each color. Pictures and names or copy of brochures; of decking, coping, tile, pool lining and any pool feature.
4. Fill out and Submit the application found on The Resort HOA web site, <https://www.theresortateaglemountainlakehoa.com> (Only home owner can submit the application). Attach 1 thru 3 above, as one file, to the electronic application.

Other Conditions to be aware of:

1. If side property parallels a street the first 25-feet from your property line is a no-build area. No improvements may be placed in this 25-foot area.
2. **No heavy equipment** is permitted to operate within 15-feet of the Canal Wall.
3. **No plants or trees**, only natural grass, may be planted within 15-feet of the Canal Wall.
4. Re-grading within 15-feet of the Canal Wall is strictly prohibited.
5. ***The entire project must not breach any setback or easement(s).*** This includes decking, planters, sidewalks, etc. Side yard setbacks are ten-feet (10') unless otherwise approved by ACC or Declarant. The homeowner must submit a letter requesting a variance for a reduced setback.
6. **Drainage.** Lot drainage plan must be shown with respect to its overall drainage in the addition and must be submitted to the ARC at the time of submission of the Architectural Plans. Drainage must be directed to the storm drainage system on your property. **Under no circumstances is drainage allowed to be directed to any neighboring property.**