

Hello ERC Neighbors & Happy Spring to Everyone!

First let me start off by saying thank you. Thank you to all of you that attended our 2009 ERC Annual Meeting on March 24th. It was good to see many of our neighbors take an active interest in their community by attending and participating in our Annual Meeting. We obtained great feedback regarding areas of potential ERC focus that evening. Hopefully next year's turn out will be even greater.

I also want to take this opportunity to thank Denise Duggan, who recently completed her board term, for her years of service to ERC. Denise has served in many different ERC capacities over the past several years, including serving on the Board of Directors, handling ERC electronic communications and coordinating several ERC activities.

I appreciate all of you that voted to re-elect me to the Board of Directors, and my fellow board members that have once again entrusted me with the responsibility of being President of the ERC HOA. I look forward to serving our wonderful community over the coming year. There are still improvements I would like to see and I will do my best to implement them over the next year.

Landscaping – It is that time of year again when everyone's yard is in need of some seasonal maintenance. Please give your yard the time and attention it needs this spring to get it in the best shape possible. The ERC HOA is working on improving the common area landscaping, so please do your part to make the ERC a visually pleasing community.

The condition of homeowner's landscaping was one of the top complaints voiced by the attendees at the past Annual Meeting. Note that 407 notices were sent to homeowners during 2008 regarding Rules Enforcement. Many of these notices were simply due to the condition of a homeowner's landscaping. Therefore lets all be neighborly and do the best we can to maintain our landscaping.

Pool Rules – With the community pools opening this month, please take a moment to review the ERC pool rules published in this edition of the newsletter. All the rules are important, but please take special note of the one about not opening the access gates for unauthorized individuals. Anyone who is entitled to use the pools and tennis courts has been issued an access card. Therefore, please think twice before letting anyone in through an access gate. None of us likes being the "Bad Guy" by turning down someone's request to be let in through a gate. However, you just never know who you could be letting in. Please think of your and everyone else's safety, and do not open an access gate for an unauthorized person.

Furthermore, while the ERC HOA community encompasses a majority of the homes in the neighborhood, the **ERC HOA does not include all the homes in the Estates of Russell Creek**. Over 170 ERC residences are not members of the HOA. Members of the ERC HOA are the ones that pay to maintain the community facilities (such as the playgrounds, sports court, pools and tennis courts) and are the ones entitled to use and

enjoy these facilities. By opening an access gate for a non-member (even if you “recognize them as living in the ERC”), you are allowing them free use of facilities that you and others pay for. Ask yourself this question: “How would it feel if you pay for a car, but others get to drive it free of charge, anytime they want?” While you ask yourself this question, the non-HOA members reading this are probably asking themselves: “Why pay for something when I know others will give it to me for free?” (For you non-members reading this, please take note of the 2-year dues free membership special that the ERC HOA is currently offering detailed in this newsletter.)

Talk to Me! - Please feel free to contact me with any thoughts, suggestions or concerns you may have regarding the ERC. I will do my best to address all matters brought to my attention. However, I and the other members of your Board cannot do anything about a situation unless we first know about it. So please let me know if there is something we need to discuss. I can be reached via email at president@estatesofrussellcreek.com or at 972.731.6244.

Best regards,

Dave Oldani
President
Estates of Russell Creek HOA