

## Welcome to the Villas at Eagle View South

2026

From The Villas at Eagle View South HOA Board and our Villa homeowners, we welcome and congratulate you on the purchase of your home in our community. We look forward to visiting and getting to know you and your story.

When you buy a residence in the Villas, you become a member of the EVS Homeowners Association (HOA). The volunteer HOA Board, elected by the 56 owners, works to protect your investment through policies outlined in its Covenants, Bylaws, Rules, and Regulations.

These policies focus on two main objectives:

1. Preserving and maintaining property values.
2. Promoting neighborhood quality of life.

Living in the Villas will mean fewer responsibilities. You won't have to worry about mowing your lawn or clearing snow from your driveway and sidewalk. Those services are provided through commercial contracts approved by the Board. Residents pay an assessment (**\$90 monthly**) to cover the cost of these services and to maintain common areas such as the entrance fountain and lights, the berm that borders the Villas, and mailboxes. These are **due the 1<sup>st</sup>** of the month payable to Villas at EVS HOA. The dues can be mailed to 27 Yukon Cir, Bloomington, IL 61705 or put in the drop box attached to the 27 Yukon Cir mailbox or sent electronically to that address.

We encourage you to read the Covenants and Bylaws so you can fully appreciate the benefits that come with ownership in an HOA community. They can be found on the Villas website at [www.villasateagleviewsouth.com](http://www.villasateagleviewsouth.com). Go to Forms and Documents folder, then public documents to view them. Exterior changes need to be reviewed and approved. We believe that common sense regulations bring important benefits to our neighborhood. Also, the Villas are an owner-occupied community, which means homes may not be leased to another party except in certain defined circumstances.

We believe that you will enjoy life in the Villas, with fewer maintenance responsibilities, and where a responsive, elected Board administers covenants designed to protect your property values and your quality of life.

Please send your contact information to e-mail [jhfoste@ilstu.edu](mailto:jhfoste@ilstu.edu) as soon as possible: name(s), phone number(s) and email address(es).

**Additional Information regarding questions many new homeowners have:**

**Trash Collection:** The Villas trash collection day is Monday (early AM). Recycling collection is every other Monday. Trash and Recycle Bins are provided by the City of Bloomington.

**NOTES:**

- (1) Trash and Recycling Bins are to be stored in the garage until garbage collection. You should set your bins out on Sunday evening for Monday's collection.
- (2) All Trash or Recycling must be inside the Bin, the City will not take items not in the Trash and Recycling Bins.
- (3) Villa Owners are responsible for cleanup or any spillage from the Trash and Recycling Bins.
- (4) DO NOT put Bins next to mailboxes to avoid garbage truck mailbox damage.

**Bulk Waste & Brush Collection:**

Brush & Bulk Waste collection is on the Mondays when recycling is not collected. City of Bloomington Web site is <http://www.cityblm.org>

**Yard Signs Allowed:** Real Estate & Garage Sale  
**No Contractor or Other Signs are allowed.**

**Parking:** Resident Parking shall be in their respective garage. If additional parking is needed, residents should park on their driveway and not block the sidewalk. This is a City of Bloomington Ordinance.

Additional temporary (48 hour limit) parking is allowed on the street, do not block driveways, mailboxes or sidewalks.

**Meet your HOA Board**

President: ***John H. Foster***, 9 Yukon

Treasurer: ***Bob Terfruchte***, 27 Yukon

Secretary: ***Ray Johnson***, 23 Yukon

Board Member: ***Dwayne Harris***, 17 Yukon

To Contact Your HOA Board:

E-mail - [evsvillashoa@gmail.com](mailto:evsvillashoa@gmail.com)