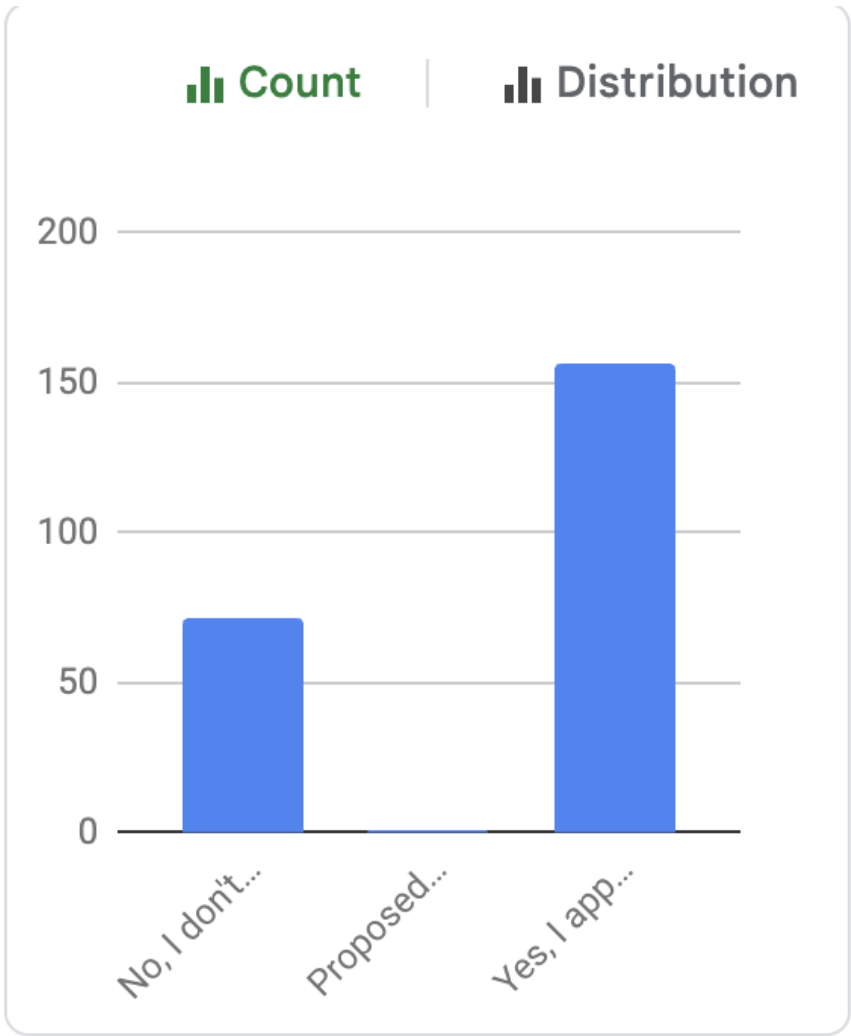




Count of Yes/No Votes



 **Most**

 **Least**

| VALUE | FREQUENCY |
|---------------------|-----------|
| Yes, I approve | 156 |
| No, I don't approve | 71 |

Comments:

1. Who's going to enforce It?
2. Most violators will be visitors, they don't care.
3. Raises confrontational issues.
4. The issue seems to be more of smoking on rental properties, seems impossible to stop that.
5. Rarely see anyone smoking on our walks, if it ain't broke don't try to fix it.

A noble idea yet we have many questions. How will this be enforced and by whom?

Are you going to create designated smoking areas such as by the Oxbow mail boxes? Note that the Oxbow mailbox seems to be the only location where I have observed a container for used smoking materials; I thought rental properties were required to provide such containers.

The resolution indicates that you will be posting signage to alert people if this resolution is adopted?

How much will our dues increase to implement and monitor this resolution?

With so many serious issues facing the RECOA Board, does the Board have the time and energy to devote to another "rules" resolution?

I agree that smoking is a fire hazard but without more information we cannot support this resolution until we understand more about it.

Absolutely essential resolution. Please post signage upon entry into EC. Maybe the cigarette butts dropped daily by our driveway and along Trail Creek will stop!!!!

Absolutely support this regulation in an effort to reduce wildfire risk !!!! Discarded cig butts, cigars, etc have nearly been disastrous in several instances on the Ridge. This should be enforced and clearly posted in all common areas, bike paths. AND short term rentals!!!!

Absolutely yes We have lots of guests that just do not understand fire safety

And, nothing will happen. Contractors will still flip butts out willy nilly, ignore speed limits, etc. In 10 years have yet to see a single person smoking a cigarette or pipe while gamboling along in an Eagle Crest common area. "No Smoking" in a place prone to wildfire combustion is a no-brainer.

Any smoking is a fire danger that should be prohibited for the safety of our community.

Approve of this 100%

Are you folks actually thinking that you have the manpower to enforce this code should you vote this in? This goes right along with some of the other recent crazy proposals put forward by the same out of touch people. Those same people also caused numerous people to leave committee selections and board members to resign. Please take a strong stand and stop this nonsense. The amount of time that our board spends on these frivolous ideas is beyond imagination. Whoever is making these proposals can also take this to heart that people are fed up. one can only hope that they don't run for a board position.

As a previous HOA President, when new restrictions were proposed, I always asked 4 questions:

1. What is the problem that we are trying to solve?
2. Will the proposed solution solve the problem?
3. What impact will it have on the residents of the community?
4. What are the UNINTENDED CONSEQUENCES of adopting the solution?

The ban on these items is proposed for the SAFETY of residents, but using SAFETY as an excuse to prohibit unwanted activities or behaviors is a very dangerous "slippery slope."

You have identified burning embers from these objects as a fire hazard. However, you have included e-cigarettes in your proposed resolution, a product that presents no fire hazard to outdoor areas since they do not "burn" or create burning embers.

So, is this really a SAFETY issue, or is SAFETY being used as a way for people who don't like smoking to impose their personal preferences on others? (FYI I don't smoke and never have.)

Will banning these items actually prevent fires? Potentially, but does Eagle Crest historically have significant problems with fires started by any of the objects in the locations prescribed? (My experience is that the most significant fire problems in Eagle Crest have occurred INSIDE structures.)

Can this ban actually be FAIRLY enforced? Does this ban extend to golfers playing on property not controlled by RECOA? What about individuals using BLM land within the boundary of Eagle Crest?

Might this "problem" be solved in a more proactive way, by making available safe disposal receptacles around or along the areas of most risk and concern? The dog waste stations do a pretty good job, but there are still dog owners who don't pick up after their pets.

If SAFETY is the criteria to start banning potential fire hazards, the RECOA board should also start adopting the same type of policies regarding the use, charging and storing of E-Bikes and Electric vehicles on Eagle Crest property. As more people begin to use these vehicles, there are increasing risks of fires caused by damaged or improperly stored and charged lithium batteries used to power these vehicles. The chemical fires associated with lithium batteries are impossible to put out. They also present an inhalation threat to firefighters attempting to control those fires. The risk to property and health from electric vehicles is real, and if RECOA is serious about SAFETY, this increasing threat needs to be addressed with the same urgency as the proposed smoking ban.

Other Fire SAFETY risks:

Outdoor grilling

Storing gasoline or other combustibles in ones home or garage

Use of gasoline powered yard tools (potential sparks)

Matches

After all, we can never be TOO SAFE.

Best Regards,

Todd Bradish

Can you do anything about smoking while on the golf course? I have seen golfer smoking while on the course when fire conditions are at a high level. I know of 2 instances where bark was smoking where someone left some kind of smoking device.

Designated areas and owner's/member's private properties shall be allowed.

E-cigarettes should not be included in this resolution because they do not pose a fire risk nor secondary smoke or odor risk, for the most part.

Enforcement is a major joke

Especially No smoking should be allowed in the Common Areas ---it is a FIRE HAZARD. We have seen golfers throw down their cigarette butts in the common area. We have also seen cigarette butts on the streets.

At least provide disposal bins for smokers on the streets----but absolutely NO SMOKING in the commons area!!!

Even though I do not smoke and have no preference specifically I do not think we should prevent smoking outside in public places, and hope that we all can be smart enough to protect our properties from fire.

Even though you are out of doors if for example you walk behind smokers or sit in proximity, exhaled smoke comes to you. It is very unpleasant. Out of doors we thrive on crisp, clean air so do not want any preventable contamination. Smokers can meet their nicotine needs in so many other ways without smoke odor, there is no need to allow cigarette smoke in the air. I am an Oncology Physician so endorse anything that can reduce the use of tobacco products. Sources of nicotine that address that part of the addiction are not harmful to others or an odor nuisance. Therefore I emphatically endorse this rule. It does not stop the use of nicotine but does address the health harmful and aesthetically displeasing parts of the habit to others. Sandra V Hazra MD

Good luck in enforcing this resolution. Who, by the way, is going to do the enforcing?

hate this intrusion but the reality of potential fire makes this common sense-don't approve of more signs-if any signs are added 2 should be removed-starting with poorly placed stop signs

hate this intrusion but the reality of potential fire makes this common sense-don't approve of more signs-if any signs are added 2 should be removed-starting with poorly placed stop signs

How exactly do you think you are going to enforce this? Please don't spend your time, OUR money, or ECM resources on issues that cannot be enforced.

How will it be enforced?

I am not a smoker and do not allow smoking in/around my home. I do not like the smell of smoke from neighbors, however, this statement is too broad and unenforceable. Is there a penalty, if so, who imposes it and collects it. Is this just another way for someone to "report" someone to the HOA rather than being a respectful adult and speaking to your neighbor. I don't recall ever passing a person walking on the path or in the common areas smoking.

I appreciate the desire to have no smoking of any kind but do not think logistically this would be enforceable. For instance, if someone is smoking on a common area pathway.... who will be confronting that person? Will they ask them their name and address of where are they staying? What if they refuse to answer that info? Are people to follow the smoker on their walk until they get to their home so that they address of where the citation goes can be reported? Is security patrol going to be called to respond for observed e-cigarette use?

One way to consider these ideas is to look at what other resort communities are doing in the area. I looked up on the Black Butte Resort website to see what their rules are regarding smoking on pathways, common areas. Now, Black Butte Ranch has an actual police department on site according to their website. Honestly, I don't know if Eagle Crest has a police department or not but even with an on site police department there this is the actual rule on the Black Butte website regarding smoking policy:

9.10 RESTRICTIONS ON SMOKING AND USE OF MARIJUANA PRODUCTS

9.10.1 A person may not use marijuana items in a common area, a private way, a resort property, special use areas, semi-public recreational or service area or miscellaneous ranch areas or if the marijuana items used can be readily seen by normal unaided vision from such areas. "Marijuana items" shall have the meaning set forth in Ballot Measure 91; Section 5, chapter 1, Oregon Laws 2015, as amended.

9.10.2 A person may not produce, process or store homegrown marijuana or homemade cannabinoid products or cannabinoid concentrates if the homegrown marijuana or homemade cannabinoid products or cannabinoid concentrates can be readily seen by normal unaided vision from a public place, a common area, a private way, a resort property, special use areas, semi-public recreational or service area, or miscellaneous ranch areas. Terms not defined in the Black Butte Ranch Master Design shall have the meanings set forth in Ballot Measure 91; Section 5, chapter 1, Oregon Laws 2015, as amended

The only thing even mentioned is marijuana use. There is no mention of any other policy for smoking that I could find. It also mentions specific Oregon Laws and Ballot measures as a point of reference. So, I think no smoking anywhere would be a good thing but I don't see that prohibiting it is logistically possible to enforce. Maybe a sign educating of fire hazards of smoking and a request for no smoking?

I assume you would not ever challenge someone on their own property.

How often is this an issue to warrant passing a resolution?. How could it possibly be enforced?

It seems the instances of fire are specifically related to rental properties and better control of said properties would be best for everyone in the community.

I feel there are more relevant issues for the Board to address.

I cannot think of ever being bothered by smoke in the common areas in the 12 years I have lived here. The smoke, from cigars, cigarettes and vaping, is found mainly on the golf courses, which sets its own rules. The golf courses include paths running next to common areas, and over them. You are not going to prevent golfers from enjoying their butts.

I seriously doubt you are going to find anyone who has been bothered by smoke (other than wildfire smoke) in Eagle Crest's common areas. It is over-kill and unnecessary, and an attempt by rabid non-smokers to control the behavior of others.

Lastly, who is going to police this new "law"? Have you considered that? Will there be a new Recoa anti-smoking enforcement group created? It is just going to lead to a lot of heated exchanges between those minding their own business and enjoying a cigar away from others, but on common areas, and those folks who consider themselves the law and want to confront these smoking scofflaws. Talk about Karens, if this rule passes, it is going to bring them out in mass.

No, we don't need to concern ourselves with something that is not a problem. How many complaints have you received in the last couple of years, other than about golfers smoking?

Milo

I don't see an issue with people's current behaviors. Why do we need more unenforced rules?

I don't see that voting yes, I approve, has a downside.

I don't smoke but smokers do have some rights. I understand the FIRE risk and would support a ban on cigars, pipes and cigarettes as they are open flames.... But e-cigarettes don't seem to be a fire hazard. I'm not a fan of any smoking....

One big question is how would it be enforced? Posting signs during fire season regarding the fire danger might be a good reminder.

Cigars on the golf course is also a common thing. Would that also be included in a proposed ban?

Thanks...

I don't smoke, but if they smoke outside where it's not blowing in my home....I don't mind.

I don't smoke. But this is nothing more than an infringement on owner rights. And a foolish one at that. You will end up with owners who want to enforce this resolution on paths and bikeways. Does the Board really want to have owners at each other's throats? How else is the resolution going to be enforced? The Board has a lot more important issues to address than a smoking resolution. I am appalled that this issue even got this far.

I have never smoked, nor does anyone in my family. While I strongly prefer people not smoke, I have several reasons for not supporting this proposed resolution. First, some people do smoke and it seems punitive to totally ban them from smoking virtually anywhere on RECOA property; some reasonable restrictions might be ok, but not a total ban. Second, the prohibition will be impossible to enforce as RECOA does not have the means to enforce it. Third, enacting a resolution it cannot enforce would undermine RECOA's credibility and authority and result in a crazy quilt of confusing regulations; for example, people walking on the golf course (both golfers and non-golfers) would be able to smoke because KDG owns the golf courses, but people walking on nearby paths or intersecting streets would be banned, causing confusion and making RECOA look a bit silly.

I stopped smoking in 1965 but I understand the needs of those who can't or won't stop.

The National and state laws are sufficient.

The sidewalks and trails get limited use,. Do we really need paid or volunteer smoking police?

| |
|--|
| I support a smoking ban everywhere. |
| I think it should include the golf course, I have seen golfers go into the bushes off the fairway, lay there cigar on the ground, while the hit there ball. |
| I think the fire risk is too high. If someone wants to smoke, they can smoke on their own property. One misplaced butt/spark could be devastating. |
| I think this is a great proposition because many fires are started this way. |
| I understand the goal to prevent fires from discarded cigarettes, etc, however enforcement will be almost impossible. What about smoking while golfing? Is Troon going to prohibit that? |
| I vote to band smoking of all substances in all public places |
| I would approve the ban if it was only during fire season. |
| I would be ok with all of Eagle crest as non smoking including patios. |
| I would like that to also include the golf courses. There is often A LOT of dry grass on and around the golf courses. We can't believe the golf course SELLS cigars!!! |
| I'm not a smoker and do not smelling the smoke from others. I do understand that many smokers are responsible and move away from others and dispose of their spent choice appropriately. |
| My primary concern is fire hazard. I have a 3 bedroom Townhouse. Both units on either side of me have heavy rental use. On more than one occasion, I have found discarded cigarette butts in the open field beyond the patio or tossed into the containment area for the heat pumps. I don't live onlong the creek where there is green grass and more moisture to offer some resistance to a quick flame. I live across the street with a very dry open field. |
| When I purchased my unit, it had been a heavy rental unit. There is an aluminum tube on the side of the patio for cigarette disposal. It now is used for a dog bag dispenser. Would like to oridance include verbiage to require cigarette butt containment devices on any unit that is being rented. This also needs to include, in bold lettering, instructions to any renter agreement, an explanation of it's use and requirement. |
| Our entire community is only one careless act and some wind away for these units to be gone. |
| If passed, there should be signs at all the entrances to The Ridge that say "Welcome, to a smoke free community." |
| If you do not allow smoking in the mentioned ourtdoor areas more and more people will smoke indoors. This would be very troubling for owners of rentals. Smoking should be permitted outdoors. The issue of fires from cigarette butts can be mitigated with recepicals placed in smoking areas for said butts. |
| Impossible to police Just keep reminding people of dangers |
| It is unbelievable the number of cigarette butts that we find along the roads and paths and it is amazing that they have not started more fires, especially with the dry vegetation (cheat grass and tumbleweed) that Eagle Crest Management neglects to eradicate along the roads and paths! ECM policy seems to spray to kill the weeds when they are full grown and then leave the dry, ugly weeds as a fire hazard. Thanks to CWP volunteers who try to pull as many as they can, which is not their responsibility! Banning smoking will undoubtedly help with wildfire prevention. |

Like with a number of RECOA rules, the major issue is enforcement, which in this case will be difficult

May wish to add clarity around the golf courses (I know they are not common areas) as many golfers smoke during their rounds.

Question, why not shoot for the moon and make this an "Eagle Crest is a non-smoking resort" initiative?

My concern is where will the permitted smoking areas be? If smokers get stuffed in one area it shouldn't impact any homeowners one over another. I don't like the smell of smoke, but I fear some homeowners will be disadvantaged over others if this passes. If there is a complete prohibition (except in homes or cars), I am all for it.

My thoughts:

- WHAT "PROBLEM" ARE WE TRYING TO SOLVE? We have lived permanently at Eagle Crest for the last 18 years and been a member of the CWP since 2009 and do not know of a single incidence of fire started on commons from careless use of smoking materials. Careless use of smoking materials by renters in rental units certainly, but that is a separate issue.
- I DO NOT RECALL OF EVER SEEING AN EAGLE CREST RESIDENT SMOKING ON COMMON AREAS.
- If there is a danger that arises from discarded smoking material it is most likely coming from items discarded from automobiles, golfers or contract workers - (gardeners, builders, propane delivery service).
- We do not have (nor do we want) RECOA or Management Company personnel tasked with "administrative rules enforcement".
- Establishment of administrative rules without the benefit of enforcement makes no rational sense.
- In any event, in my humble opinion, this is not an issue for CWP consideration.

My wife and I have never smoked but we object to people taking other people's rights away for their personal satisfaction. Smoking, while I personally don't care for it, it is not illegal. Let people have their rights.

No smoking in any public area.

not stated is whether this includes marijuana

ONLY, AS LONG AS WE DON'T HAVE MORE SIGNS

People die in out of control wildfires. It's not worth the risk or liability to appease people with an unhealthy habit.

People throw butts out the window. This is still a hazard. Should be prohibited on any Eagle Crest property regardless of location. Just make it easy to understand - no smoking materials anywhere on Eagle Crest property.

If it lights, it's not alright!

Since 2010 we have observed no negligent smoking occurring on the RECOA Common Areas. We think continued reinforcement of the RECOA Policy and Procedures page 4, Fire Danger is a strong statement and should be retained and emphasized with communication to all. We believe that the existing policy is straight forward and should be enforced. Notably, it is unlikely that RECOA should pursue regulating personnel behavior in a public environment i.e. the RECOA Common areas, which would be problematic to enforce.

We do not approve of the purposed resolution !

Smokers will do what they want regardless of the rules. Visitors don't often do not follow the rules. Who would enforce this crazy proposal and pay for it. This proposal should not see day light.

Smoking outside is a common practice. The majority of smokers are cautious about their use. We are likely talking about a very small percentage that are not.

Smoking outside is not a health risk to others. Most of the problems I have observed have been from people throwing cigarettes outside of cars. I believe this community has much larger problems than to try and enforce smoking restrictions.

Smoking seems rare. This seems like an effort to make a rule regarding something that's a minor issue and near impossible to enforce without paid security. A wasted effort when there are more important items for the rules committee to consider.

Smoking should be banned in all of Eagle Crest 24/7. It should be banned in the entire State of Oregon. It is a disgusting, filthy, offensive thing to do.

The fire risk alone, makes the passage an imperative.

the largest open spaces are the golf courses which RECOA does not own and which do not prohibit smoking; so seems like a solution looking for a problem...

The wording of the survey may be confusing. Saying "yes, I approve" means you are for the resolution that PROHIBITS smoking in common areas. To be sure, with wildfire danger so real in our community, and the consequences so devastating, it makes no sense to allow ANY source of ignition in our tinder dry common areas.

Steven E Beiswenger

There are more important subjects the Board should be working on

There's more to worry about than just this petty policy! What about either the conditions of our aging resort or safety for visitors and residents!

This is a complete waste of the Board's time and effort. There is no mechanism to enforce this, so why bother trying to implement a rule. It's the same as the stop signs, there's no enforcement so people just ignore them. When violations occur and are reported, the Board's response will be to ask owners to communicate and enforce the rule, which ultimately pits owners against owners, just like the stop signs. The Board has bigger issues to deal with, such as taking control of the architectural guidelines for the privately owned, single family dwellings so KDG can no longer tell us what we can and cannot do with our own property.

This is a fire risk. If someone wants to smoke, they should do it in their personal space, not a public space shared by all. This is also a health risk impact. If you want to smoke, you should do so in a space that only affects you.

This is a great move for RECOA. Most other resorts have had this rule for sometime. Better to be late, than never.

This is a no brainer..

This is a test comment.

This is much too intrusive and, in my opinion, unenforceable.

This is ridiculous!!! People have that right. I am tired of people telling people what to do. Let them make their own educated decision about their life and what they do!

This is ridiculous and unenforceable. I am NOT a smoker and do not approve of smoking, but this attempt at micromanagement of individuals is stupid. We are NOT in middle school. This was PREVIOUSLY voted down by an ELECTED board, not one APPOINTED by less than a quorum. We would rather the board concentrate on things that matter to our community. All this will do anger and divide the community and create contempt for rules and guidelines.

This is too restrictive and I consider it overreach by RECOA. I live in Desert Sky and have common area right out my back door. Although I don't smoke, it over burdens any guests that I have should they need to smoke. I don't like smoking and at times can smell it coming from a neighbor's house. I can't support being that restrictive around my home.

This proposal is an over-step to restrict personal actions. I understand the "fire" risk, but when was the last time there was a fire on property due to a discarded cigarette?

This proposed resolution is ridiculous as it is egregious and in practice it is completely unenforceable. The creation of HOA rules that are unenforceable only creates a scofflaw attitude from our members. Worse than that, the selective enforcement of our HOA rules only creates the possibility of a legal challenge to the enforcement of the rules that we choose to enforce.

In all of the time I have lived in Eagle Crest I have only see someone smoking in our common areas on a tiny number of occasions.

This is an ill judged proposal to address a problem that we do not have.

This resolution is especially mandatory as RECOA/Management do not maintain or cut the grasses and vegetation next to our homes in what are called "unirrigated" common areas that are owned by RECOA and therefore the responsibility of RECOA. Our homes could go up in flames in a matter of minutes. A resolution needs to also be passed that says if RECOA owns a common area property they are therefore also responsible for maintaining that common area -- not by cutting down trees, but by mowing and cutting grasses, removing dead shrubs, etc.

This rule is unenforceable. Adopting unenforceable rules makes people think no rule has to be followed and makes the Board of Directors look foolish.

Further, this rule should be voted on by the ownership as a whole and only adopted if 75% of the ownership vote in favor of it.

This seems very controlling. Even though we don't like smelling smoke and do not want to put our neighborhood at risk for fires, we think a better approach would be to put up caution signs about disposing of cigarettes (and such) properly. Banning smoking in common areas like this makes it sound like you think all smokers are irresponsible. Not a good message.

This should also include golfers who are going into properties along side the golf course with lit cigarette and cigars!

This is a fire huge danger to our properties and homes and disrespectful.

Thank you

To restrictive. We hate the smoking, but are we infringing? Can we restrict it in certain areas or somehow discourage it.

Too vague. Does this include golf courses?

We also should have a security presence and should be writing tickets for speeding and running stop signs.

We believe we should be vigilant about fire risk in our neighborhood. We question whether vacationers are aware enough about fire risk, such as putting out a cigarette in bark dust!

We have no way to enforce this

We live in an extreme wildfire environment here at Eagle Crest, any actions we can take to limit the potential for fire is warranted. Smoking should only be in safe designated area.

We seem to have board/committee who's goal is to become more intrusive and exert more and more control over the owners, this is frightening. We can always find a rule looking for a problem to fix. This is a perfect example eagle crest has survived 25 years without burning down, our history of fires have been on private property but wait maybe thats next, the board voting on prohibiting smoking in our homes! I am a lifelong non smoker but oppose recoa board overreach!!!!

What good does it do to do this if there is no one to enforce it?

I'd love to see it done, but you will never hire security with ability to enforce the rule.

While cessation of smoking is an admirable goal and even though I am a non-smoker, I feel that this is overreach. It will be very invasive, impossible to enforce and most importantly for our community, decisive.

While I approve, I suggest adding RECOA as shown below:

Proposed resolution: ... any RECOA Eagle Crest Common area ...

While we agree in principle with this proposal, monitoring and enforcement will be the key. Have you considered ways in which to monitor, report and confront violators if necessary? Also, what is the proposed penalty for violations? It might be better to frame this proposal in terms of being a strongly worded request and advisory to all Eagle Crest residents and guests. We are concerned that this doesn't become reason for another "informal" patrolling of our neighborhoods by nosy Eagle Crest residents with too much time on their hands.

The reality is, this is a health, wildfire and nuisance issue and as such, should be treated as an informative process to gather support by all Eagle Crest homeowners vs. a "No one can tell me what to do" rights issue.

Rik & Theresa Schmidt

Who and how will this be enforced? Don't waste ECM's time or my money.

Who is going to enforce this? What are other resorts policies doing about this? There would need to be signage that we are in a high fire risk area.

Why should it be different than anywhere else? I realize this is private property, but i would hope those who need to smoke could do it without impacting others.

Wildfire danger, careless littering of butts on the ground, and the smell are all things which impact the community. Smoking should be limited to pavilions strategically located to not interfere with other owners or guests.