



# Fall 2016

## Alder Point Homeowners Association Board Members

Lindsey Newgard – President/ARC  
 Ellen Suchar – Vice President  
 Erika Schofield – Treasurer  
 Terry Monasterio – Director

## Important Numbers

- DSI (Management Co.) 939-6000**
  - General questions for the HOA
  - HOA billing
  - ARC Requests for exterior home & landscaping changes
- Boise Police 377-6790**
  - Non-emergency officer request
  - File a police report
- Neighborhood Watch 577-3851**
  - Speeding/traffic issues
  - Vandalism/graffiti
- Boise Mayor’s Office 384-4422**
  - Development information
- Code Enforcement 384-3845**
  - Sidewalk obstructions (trees, bushes, objects)
  - Grass/weeds higher than 12”
  - Properties storing excessive litter, debris, car parts, junk vehicles, old furniture, appliances, mattresses, tires, building materials, etc.
- Parking Violations 377-6790**
  - Autos, boats, RVs, & trailers parked on the street for more than 72 hours
  - Abandoned vehicles
  - For-Sale vehicles on street
- Animal Control 343-3166**
  - Nuisance/loud animals
  - Animal feces violations
- ACHD Maintenance 387-6320**
  - Stormwater retention
  - Street flooding
  - Street drain maintenance
- Call Before You Dig 342-1585**
- Idaho Power 388-2323**
- Intermountain Gas 377-6840**
- Suez Water 362-7300**
- Boise City Utility 384-3735**
- Republic Services 345-1265**
  - Trash
  - Recycling
- Boise School District 854-4000**

## Keeping the Neighborhood Nice: Your HOA Dues In Action!

The annual dues you are required to pay by owning a home in Alder Point contributes to the upkeep and maintenance required to help retain property values and make the neighborhood an attractive place to live. Some of the larger expenses your dues have covered this year and upcoming projects are listed below.

### Landscape Maintenance

This year we removed a large tree growing into the new fence, replaced and certified the sprinkler system backflow, and replaced a sprinkler system timer along with ongoing system maintenance.

### Projects For 2017

We plan to make masonry repairs on the front entry walls, and start the replanting of the front entry beds, along with starting major tree pruning along Gary Lane.

**Annual HOA dues will increase \$10 in 2017, as approved by property owners at the May 2016 annual meeting. Invoices will be mailed in January.**



**SCHOOL IS IN!**

- Please drive slowly – the neighborhood speed limit is 20 mph!
- When parking on the street, avoid obstructing the view near intersections and crosswalks, or parking directly around a corner.
- Trim tree limbs 8 feet above sidewalk and bushes that obstruct the view or full access to sidewalks.
- Per Idaho law, you must stop for school buses with flashing lights on roads with 1-3 lanes.

The HOA often receives complaints from residents regarding **parking issues which are a Boise City Code violation**, and not enforceable by the HOA. Keeping our neighborhood a great place to live involves effort on everyone’s part to abide by the CC&Rs and the Boise City Codes. Please see the list of Important Numbers for the correct agencies to contact and report violations or visit: <http://pds.cityofboise.org/media/39987/who-do-i-call-at-city-hall.pdf> to view a complete list.

**A good neighbor is a very desirable thing**  
*- Thomas Jefferson*

### Green Thumb Tips: Fall & Winter

- ✿ Apply lawn fertilizer – fall is most important application.
- ✿ Don’t prune roses or early blooming shrubs such as lilacs, forsythia, hydrangea.
- ✿ Clean up plant debris to reduce pests/diseases.
- ✿ Shred leaves for great mulch.
- ✿ Plant bulbs up until ground freezes.
- ✿ Evergreens plants need water during winter.

Alder Point Homeowners Association  
C/O Development Services Inc.  
9601 W. State Street, Suite 203  
Boise, Idaho 83714

«Bill\_to\_1»  
«Bill\_to\_2»  
«Bill\_to\_3»  
«Bill\_to\_4»  
«Bill\_to\_5»

### **Another New Housing Development**

On September 19<sup>th</sup> 2016, **Boise City Planning & Zoning** unanimously approved **Trilogy's Roe Street Townhomes Subdivision development plan** for the vacant lot behind the Alder Point homes on Oliver Avenue. The plan calls for 154 attached townhomes on 17.14 acres with four one-story, two-unit townhomes behind Alder Point.

This plan will be heard before Boise City Council, 6pm at City Hall on November 1, 2016. **You are invited to attend!**

#### **Announcements**

\* **New Property Manager** – we would like to introduce **Mara Johannes-Graham!** She replaces Shurie, whom we thank for all of her hard work over the years, and has been promoted to Office Manager at DSI. Mara can be contacted via any of the methods at the bottom of this page.

\* **Board Member Opening** – We need another HOA board member. For more information, to nominate a great neighbor, or if you are interested in being on the board, please contact Mara at DSI.

#### **Thank You Residents!**

The Board thanks all of the residents who attended the annual meeting last May and who submitted an Architectural Review & Approval Request Form in advance of any exterior improvements and landscaping renovations, as stated in the CC&Rs. Your involvement and active participation in the neighborhood is valued and greatly appreciated!

We also thank everyone for being patient and understanding with the front entry landscape this past year.

### **CC&R Enforcement Policy Summary**

By accepting a deed to property in the Alder Point subdivision, all property owners acknowledged and agreed to abide by the **Covenants, Conditions and Restrictions (CC&R) for Alder Point**. The CC&R's are intended to keep the neighborhood an attractive place to live and to protect property values. Property owners are responsible for compliance with the CC&Rs for anyone who occupies their property, including rental property tenants. When violations of the CC&R's occur, a four-step process is used to seek resolution. This process is available online at [www.dev-services.com](http://www.dev-services.com) under Associations We Manage and Alder Point.

Submit questions, concerns or complaints to: Alder Point HOA, c/o Development Services, 9601 W. State, Suite # 203, Boise, 83714. Or, call 939-6000, Ext. 207; fax 939-6118; email: [Mara@dev-services.com](mailto:Mara@dev-services.com).